

Article III. R-2 (Medium Density Residential) Classification.

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Sec. 44-29. Purposes.

The principal objective to be served by the classification R-2 and its application is to permit a limited increase in population density in those areas to which this classification applies by permitting multiple dwelling units on a lot while, at the same time, by means of the standards and requirements set forth in this article, maintaining a desirable family living environment by establishing minimum lot area and open space requirements proportionate to the size of the lot. A related consideration is to make it possible for the city to more efficiently and economically design and install all physical public service facilities in terms of size and capacity to adequately and permanently meet the needs resulting from a defined intensity of land use.

(Ord. Nos. 178, 812)

Sec. 44-30. Permitted uses.

In the R-2 zone the following uses only are permitted:

- (a) One-family dwellings.
- (b) Multiple-family dwellings.
- (c) Accessory buildings and structures, subject to the following conditions:
  - (1) Accessory buildings and structures, as defined by Section 201 of the Los Angeles County Building Code shall not exceed forty percent of the required rear yard area;
  - (2) Accessory buildings and detached garages are only permitted with a permissible main building; and
  - (3) No eave, projection or overhang shall extend over the property line and precautionary measures shall be taken to insure the deflection of run-off away from such property line.

- (d) Greenhouses (private and noncommercial) as an accessory use for propagation and culture only, and not for sale.
- (e) Home occupation. "Home occupation" is defined as any use customarily conducted within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the structure for dwelling purposes and which does not change the character thereof or does not adversely affect the uses permitted in the zone of which it is a part.
  - (1) Application. Any person proposing to manage, conduct or carry on any business within the home at any location shall file a written application for a home occupation permit and business license with the city clerk, on forms prepared and provided to the applicant.
  - (2) Conditions and reservations. Any license granted hereunder shall be subject to the following conditions and reservations:
    - a. The carrying on of any business within the home shall be as a secondary use.
    - b. The business shall not occupy more than one room or twenty-five percent of the total floor area, or a maximum of one hundred square feet, whichever is less nor shall it occupy any part of the garage.
    - c. No employees or assistants shall be engaged for services on the premises other than members of the resident family.
    - d. No stock in trade shall be kept for public display purposes on the premises.
    - e. The use shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the zone or district in which the use is located.
    - f. The home occupation shall not involve the use of commercial vehicles for transportation of materials to or from the premises, except when such vehicle is a commercially licensed van, pick-up truck or vacation vehicle registered to and used by a resident family member of the household exclusively for transportation.
    - g. No use will be permitted which by reason of color, design, materials, construction, lighting, signs, sounds, noises or vibrations alters the residential character of the premises, or which unreasonably disturbs the peace and quiet of the surrounding residents.
    - h. The use shall not be such as to create excessive demand for municipal or utility services or community facilities beyond those actually and customarily provided for residential uses.

- i. Stored materials used in connection with the home occupation shall not exceed one hundred cubic feet. Total business usage will not increase the fire load of the dwelling by more than five percent.
  - j. There shall be no storage of materials or supplies in the garage or outdoors.
  - k. The building and fire prevention inspectors shall have the right of reasonable inspection as with any other business within the city for the purpose of protecting the general health and welfare.
  - l. There shall be no use on the premises of material or mechanical equipment not recognized as being part of normal household or hobby use.
  - m. The home occupation shall not involve the use of signs or structures other than those permitted in the district of which it is a part.
  - n. No building or space outside of the main building shall be used for home occupation purposes.
  - o. A home occupation permittee must possess a valid city business license at all times.
  - p. The permission of the property owner or his authorized representative must be obtained prior to issuance of a home occupation permit if the home occupation is located in other than an owner-occupied dwelling unit.
- (3) City Clerk to issue. Upon applicant's compliance with paragraphs (1) and (2) of this subsection, the city clerk shall, upon payment of the business license fee, issue to the applicant a home occupation permit and business license.
- (4) Appeal of denial by City Clerk of the issuance of home occupation permit. Denial of the application by the City Clerk for a home occupation permit shall be subject to appeal by the applicant to the planning commission without fee. The City Clerk is required to notify the applicant in writing of the reasons for such denial, giving reference to pertinent paragraphs of this section.
- Appeals shall be submitted in writing by the applicant and must clearly state the reasons why such appeal should be granted. Appeal procedure shall be governed by Sections 44-95 and 44-165, et seq. of the code of the city.
- (5) Revocation. Should the home occupation fail at any time to comply with criteria established in paragraph (2) of this subsection, such home occupation permit may be revoked by the planning commission.

- (f) Household pets of a type readily classifiable as being customarily incidental and accessory to a permitted principal residential use when no commercial activity is involved, subject to the following conditions and restrictions:
- (1) No more than three adult animals of any species shall be permitted per dwelling unit except birds as specified in Sections 5-8(b) and fish contained within an aquarium. An animal shall be considered an adult when it is either over four months of age or capable of reproducing.
  - (2) Livestock including cattle, sheep and goats, horses, rabbits, rodents, poultry and fowl are prohibited.
  - (3) Those animals commonly classified as a wild species and potentially dangerous animals are prohibited.
  - (4) Adherence to all applicable conditions and regulations of Chapter Five of this code is required.
  - (5) In the event a question arises as to whether a species of animal is readily classifiable as being a household pet, the Director of Community Development may require that a permit be obtained for said animal in accordance with the provisions of Section 5-1.54 of this code.
- (g) Libraries (publicly operated).
- (h) Public Schools - K-12.

(Ord. Nos. 693, 812)

Sec. 44-31. Uses permitted subject to conditional use permit.

The following uses may be permitted; provided, that in each instance a conditional use permit is first obtained and continued in full force and effect as provided in Section 44-158.

- (a) Twenty-four hour foster care home.
- (b) Foster family day care home.
- (c) Private schools.

(Ord. Nos. 693, 812)

Sec. 44-32. Design review.

All proposed development within the R-2 zone shall be subject to provisions of Article XVII of the Paramount Municipal Code.

(Ord. Nos. 693, 812)

Sec. 44-32.1 Optional development standards.

Projects within the R-2 zone for which a completed development application is on file with the City by May 1, 1992, may develop under either the standards adopted by City of Paramount Ordinance 812 or under the R-2 standards in effect on January 1, 1992. The developer's election of the standards to be applied by the City in evaluating a project must be provided to the Director of Community Development in writing by the sooner of (a), 30 days after filing a completed development application or, (b), May 1, 1992. If the developer does not make an election in accord with the deadlines established in this section, the project must develop in accord with the R-2 standards adopted by City of Paramount Ordinance 812. This section of the Paramount Municipal Code permitting an election of development standards shall be valid until May 2, 1992 at which time it shall be removed from the Code and shall be of no further force or effect.

(Ord. No. 812)

DEVELOPMENT STANDARDS

Sec. 44-33. Lot standards.

- (a) Minimum lot size. The minimum required area of a lot in the R-2 zone shall be seven thousand five hundred (7,500) square feet.
- (b) Minimum lot width. In the R-2 zone, every lot created after the effective date of the ordinance from which this chapter derives shall maintain a width not less than fifty feet.
- (c) Density. Lots shall be permitted one dwelling unit for every 3,750 square feet of lot area.

(Ord. Nos. 693, 812, 1014)

Sec. 44-34. Yards and open space standards.

- (a) Front yards. In the R-2 zone, every lot shall have a yard front depth of not less than twenty feet.
- (b) Side yards. In the R-2 zone, every lot shall have a side yard of not less than five feet. Except, that corner lots shall maintain a minimum of fifteen feet on the street side.

- (c) Rear yards. In the R-2 zone, every lot shall have a rear yard of not less than ten feet.
- (d) Yards and open space generally. Except as provided in this article, every required yard and open space shall be open and unobstructed from the ground to the sky. No yard or open space provided around any building for the purpose of complying with the provisions of this chapter shall be considered as providing a yard or open space for any other building, and no yard or open space on any adjoining property shall be considered as providing a yard or open space on a building site whereon a building is to be erected.

- (1) Every unit shall be provided with a minimum of three hundred sixty (360) square feet of contiguous private yard area with a minimum dimension of eight (8) feet.

- (e) Vision clearance requirement for corner lots and reverse corner lots. All corner lots and reverse corner lots subject to yard requirements shall maintain for safety vision purposes a triangular area one angle of which shall be formed by the assumed intersection of the lot front line and the side line separating the lot from the street, and the sides of such triangle forming the corner angle shall each be fifteen feet in length measured from the aforementioned angle. The third side of such triangle shall be a straight line connecting the last two mentioned points which are distant fifty feet from the intersection of the lot front and side lines, and within the area comprising such triangle, no tree shall be allowed nor any fence, shrub or other physical obstruction higher than forty-two inches above the established grade shall be permitted.

On corner lots and reverse corner lots, if a vehicular entrance is provided from the side street side, an area for safety vision clearance shall be maintained on each side of the driveway. Such area for vision clearance shall be defined by a diagonal line beginning at the intersection of the edges of the driveway and the inside line of the required side yard and extending away from the driveway at an angle of thirty degrees to the edge of the driveway toward the side street property line of the lot. Within this area, no tree shall be allowed nor any fence, shrub or other physical obstruction higher than forty-two inches above the established grade shall be permitted.

- (f) Permitted intrusions into required yards. The following intrusions may project in any required yards:
- (1) Fireplace structures, not wider than eight feet measured in the general direction of the wall of which it is a part, may project eighteen (18) inches.
- (2) Unenclosed porch slabs which do not extend above the floor level of the first floor may extend three feet into the front yard setback. Covered porches which do not extend above the floor level of the first floor may extend three feet into the front yard setback.
- (3) Raised planters not exceeding twenty-four inches in height measured from the ground level may extend into any required yard.
- (4) Eaves may intrude eighteen inches into required yards.
- (5) Hedges not more than forty-two inches in height, and shrubs, flowers, plants, trees, mailboxes and ornamental lighting standards are permitted in any required yard except as set forth in Section 44-34 (e).

(Ord. Nos. 693, 812, 1014)

Sec. 44-35. Building standards.

- (a) Maximum height. In the R-2 zone, no building shall exceed a height of twenty-five feet.
- (b) Minimum dwelling unit size. In the R-2 zone, all new dwelling units shall be at least the following minimum size:
- (1) Units with one bedroom shall have a minimum floor area of eight hundred square feet.
  - (2) Units with two bedrooms shall have a minimum floor area of one thousand square feet.
  - (3) Units with three bedrooms shall have a minimum floor area of one thousand two hundred fifty square feet, which area shall include two (2) bathrooms.
  - (4) Units with four bedrooms shall have a minimum floor area of one thousand five hundred (1,500) square feet, which area shall include two (2) bathrooms.
- (c) Placement of buildings. Placement of buildings on any lot in the R-2 zone shall conform to the following:
- (1) Interior lots. On the rear third of a lot accessory buildings not containing accessory living quarters may be built to the lot side lines and the lot rear line; provided, that not less than ten feet of the lot rear line shall be free and clear of buildings; and, provided further, that if the lot rears upon an alley a garage with a vehicular entrance from the alley shall maintain a distance of not less than fifteen feet from the center line of the alley.
  - (2) Corner lots and reverse corner lots.
    - a. On the rear third of a corner lot accessory buildings not containing accessory living quarters may be built to the interior lot side line and the lot rear line; provided that if the lot rears upon an alley a garage with a vehicular entrance from the alley shall maintain a distance not less than fifteen feet from the center line of such alley.
    - b. On the rear third of a reverse corner lot, accessory buildings not containing accessory living quarters may be built to the interior lot side line, but no building shall be erected closer than five feet to the property line of any abutting lot to the rear unless an alley intervenes, in which case the accessory buildings may be built to the lot rear line unless such a building be a garage with a vehicular entrance from the alley, in which case such accessory building shall maintain a distance of not less than fifteen feet from the center line of the alley.
  - (3) The distance between primary buildings shall not be less than ten (10) feet. The distance between a primary building and an accessory building shall not be less than six (6) feet.
- (d) Window security bars.
- (1) Installation of new window security bars. The installation of window security bars is prohibited.

(Ord. Nos. 693, 812, 905)

Sec. 44-35.1 Design standards.

(a) Architectural and design elements. All proposed developments shall incorporate to the maximum extent possible the following architectural and design elements:

- (1) Multi-level roof lines.
- (2) Covered individual entries for each unit.
- (3) Front doors shall be solid, with peepholes, and shall include metal door jambs.
- (4) Varying building setbacks of at least three feet.
- (5) Exterior trim, including but not limited to wood siding, brick, stone, slumpstone, or other decorative treatments.
- (6) Varied exterior building materials and textures, including details such as doors, windows, palladium windows, balconies, porches, arches, columns, hand rails and other decorative treatments and architectural details.
- (7) Architectural quality fire resistant roofing material, siding material, entry doors, windows, and garage doors. Asphalt composition shingles do not constitute architectural quality roofing material. Colors and materials shall be subject to the approval of the Director of Community Development.
- (8) Concrete areas shall incorporate a stamped or stained pattern throughout the parking and circulation areas, as well as at the vehicular entrance.
- (9) Each unit shall include washer and dryer hook-ups and provision for air conditioning.
- (10) Each unit shall have at least two exits.
- (11) Tarps made from materials including, but not limited to, canvas, fabric, plastic, rubber, nylon or acetate are prohibited from use as carports, patio covers, and shade covers in required front, rear, and side setback areas, and over driveways. Tarps are prohibited from use as covers for outside storage in front setbacks and side setbacks that abut a street or alley, and over driveways. Tarps may be used to drape common household items (e.g. bicycles, lawn maintenance equipment, firewood) in a required rear yard area or side yard area that does not abut a street or alley, provided that the tarp does not exceed the height of the rear or side yard fence, or exceed a height of six feet. Tarps shall be maintained in good condition. The criteria utilized in evaluating the condition of a tarp shall include, but not be limited to, torn, stained, dirty, and/or faded material.

The provisions of this section do not apply to free standing fabric shade structures that are professionally manufactured, mechanically folding, "pop up" style shade structures located on residential uses. These structures may be placed within the required rear yard area, but are prohibited in front and side yards, and over driveways. Permitted fabric shade structures shall be maintained in good condition. The criteria utilized in evaluating the condition of a fabric shade structure shall include, but not be limited to, torn, stained, dirty, and/or faded material, and damaged support structures.

- (b) Reroofing. A 25 year dimensional high profile thick butt asphalt composition shingle with built-up ridgeline is the minimum for reroofing. Color and material shall be subject to approval of the Community Development Director.

(Ord. Nos. 812, 858, 942)

Sec. 44-36. Site standards.

(a) Amenities.

- (1) Swimming pools. A swimming pool may not be located in any front yard, nor closer than five feet to any exterior property line or to any building on the same premises.

(b) Parking.

- (1) Number of off-street resident parking spaces required. In an R-2 zone, each dwelling unit shall be provided with two off-street garage (20' x 20' minimum interior dimension) parking spaces.
- (2) Number of off-street guest parking spaces required. One (1) space of on-site guest parking shall be provided for each unit. Spaces may be open.
- (3) Size, location, design and required improvement and maintenance of guest parking spaces and areas. Each off-street open parking space shall have an area not less than one hundred eighty square feet exclusive of drives or aisles, and a width of not less than nine feet. Each such space shall be provided with adequate ingress and egress, and shall be improved as provided in this article.

If either of the lengthwise sides of any space immediately abuts a fence, wall, building or other structure, then the space shall be ten feet wide; if both lengthwise sides of any space immediately abut a fence, wall, building or other structure, then the space shall be eleven feet wide.

- a. Size. Driveway widths in the R-2 zone shall not be less than twelve feet in width.
- b. Location. No motor vehicle, recreational vehicle, boat, or trailer of any kind may be parked or stored in any required yard or open space other than on a paved driveway on one side of the lot to the rear of the required front yard.
1. When garages front on a public street the doors shall be recessed a minimum of 12" from the front plane of the garage. Automatic architectural quality roll-up doors shall be installed.
- c. Required improvement and maintenance of parking areas. Off-street parking areas shall be surfaced and maintained with concrete and shall be graded and drained to dispose of all surface water. Drainage shall be taken to the curb or gutter and away from adjoining property. In no case shall such drainage be allowed across sidewalks.

(c) Permitted signs.

- (1) Two unlighted signs not exceeding six square feet in area pertaining only to the sale, lease or hire of only the particular building, property or premises upon which displayed.

(d) Trash and garbage.

- (1) Trash enclosures are required of all developments of four (4) units or greater. Exceptions to the requirement for trash enclosures shall be considered on a case by case basis by the Development Review Board.
- (2) All garbage shall be placed and maintained in a metal or plastic container which has an overlapping fly-tight lid. The lid shall be secured in place when the container is not being filled or emptied.
- (3) Waste, refuse and trash, other than garbage, shall be placed, maintained and stored in a container of substantial design and construction that will retain trash, refuse and waste and may be readily emptied by trash collectors and which, do not readily disintegrate, fall apart, blow, or scatter about the premises.
- (4) Garbage, waste, refuse and trash may also be stored in metal or plastic bins equipped with wheels of a design approved by the Director of Community Development. All garbage, waste, refuse and trash contained in such bins shall be equipped with a lid which shall be completely closed at all times except when being filled or emptied.
- (5) No person shall deposit, maintain, accumulate, dispose of, or allow the deposit, accumulation, maintenance or any disposal of any garbage, waste, refuse or trash outside of a building except as authorized in this section.
- (6) Recycling Facilities. All development projects for which a building permit is submitted on or after September 1, 1994 shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. "Development project" means any of the following:
  - a. A project for which a building permit will be required for a commercial, industrial, or institutional building, or residential building having five or more living units, where solid waste is collected and loaded and any residential project where solid waste is collected and loaded in a location serving five or more units.
  - b. Any new public facility where solid waste is collected and loaded and any improvements for areas of a public facility used for collecting and loading solid waste.

(e) Walls, fences and hedges.

- (1) A decorative wall, fence or hedge not exceeding forty-two inches in height may be located or maintained in any required front yard.
- (2) A decorative wall not exceeding six feet in height shall be located around the perimeter of the project, except in the front setback. To the maximum extent possible, all perimeter walls shall have decorative treatment on all sides of the wall.
- (3) Where a retaining wall protecting a cut below the natural grade is located on the line separating lots or parcels, such retaining wall may be topped by a wall, fence or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed as measured from the ground on the high side of the property line.

- (4) Where a retaining wall contains a fill, the height of the retaining wall built to retain the fill shall be considered as contributing to the permissible height of a fence, solid wall or hedge; provided that in any event a protective fence or wall not more than forty-two inches in height may be erected at the top of the retaining wall, and any portion of such fence above the six foot maximum height shall be an open work fence. An "open work fence" means a fence in which the component solid portions are evenly distributed and constitute not more than fifty percent of the total surface area of the face of the fence.
  - (5) No barbed wire, concertina wire, razor wire or cut glass shall be used as a fence or part of a fence, wall or hedge along any property line or within any required side, rear or front yard.
- (f) Landscaping. Landscaping plans specifying the size, type, quantity and location of all plant materials shall be submitted to the Director of Community Development for approval along with Development Review Board conceptual development plans. All required landscaping areas shall be subject to, but not limited to, the following minimum standards:
- (1) Irrigation. All landscaped areas shall be provided with a water efficient irrigation system consisting of:
    - a. Drip irrigation.
    - b. Bubblers for shrubs and trees.
    - c. Rotating sprinklers rated at emitting less than one gallon of water per minute.
    - d. Pressure regulators, allowing no more pressure than recommended by the manufacturer of the drip system (usually about 10 to 15 psi) or the rotating sprinklers (usually about 35 psi).
    - e. Separate valves for each portion of the landscape (known as 'hydrozones') that requires a unique watering schedule.
  - (2) Planters. All landscaping, except turf, shall be planted in permanent planters surrounded by six-inch by six-inch concrete curbing except where a planter abuts a building or masonry block wall. Minimum planter width shall be three feet; minimum planter area shall be fifty square feet except at unit entries.
  - (3) Trees.
    - a. One twenty-four inch box tree and three fifteen-gallon trees shall be required per unit.
    - b. All trees shall be a minimum fifteen-gallon size.
  - (4) Landscape groundcover. All setback areas shall be fully landscaped utilizing water efficient materials with drought resistant plants. Additional plant material, such as shrubs and ground cover may be used to supplement landscaped areas. All setback areas fronting a street must be planted with drought resistant landscaping.
    - a. Landscape materials. All required landscaping shall be covered with materials such as drought tolerant plants, compost, mulch, artificial turf and permeable hardscape.

- b. Plant density. Plant density shall cover at least 65% of the front yard area. Acceptable materials are: Drought tolerant plants, artificial turf, and permeable materials or a combination thereof.
- c. Non-plant density. A maximum of 35% of the required front yard area shall include accent plant alternatives, including pavers and brick set on a bed of sand where no mortar or grout has been used, a three inch layer of mulch, decomposed granite, or artificial turf.
- d. Turf replacement. Turf is not a required landscape material. Drought tolerant landscape materials that retain water onsite are preferred when replacing existing turf.
- e. Artificial turf. Artificial turf as a possible landscape alternative is allowable and is subject to the following conditions:
  1. Site preparation. Artificial turf must be properly installed by a licensed contractor, including site preparation and installation of base materials. Site preparation must consist of:
    - (i) Removal of all existing plant material and top three inches of soil in the installation area.
    - (ii) Recommended use of weed spray to assist in site preparation.
    - (iii) Placement of a weed barrier over the compacted and porous crushed rock or other comparable material below the turf surface to provide adequate drainage.
    - (iv) Area must be sloped and graded to prevent excessive pooling, runoff, or flooding onto adjacent property.
  2. Installation.
    - (i) Artificial turf must be permanently anchored with nails and glue, and all seams must be nailed, or sewn, and glued, with the grain pointing in a single direction.
    - (ii) Artificial turf cannot encroach upon living plants/trees and must end at least 3 inches from the base of any newly planted plant/tree.
    - (iii) Artificial turf must be separated from live planting areas by a barrier such as a mow strip or bender board to prevent mixing of natural plant materials and artificial turf.
  3. Materials. Artificial turf product must:
    - (i) Have an 8 year, "no-fade" manufacturer's warranty.
    - (ii) Be permeable to water and air and non-flammable.
    - (iii) Be cut-pile infill and made from polyethylene or a blend of polyethylene and polypropylene.

- (iv) Have a hole punched permeable backing with spacing not to exceed four inches by six inches on center.
  - (v) Have a minimum blade length (pile height) of 1.25 inches.
  - (vi) Have a minimum face weight of 65 ounces.
  - (vii) Infill materials can consist of ground rubber or silicon sand.
  - (viii) Nylon based or plastic grass blades (i.e. patio carpet or astro-turf) are not permitted.
4. Maintenance.
- (i) Artificial turf must be maintained in a green, fadeless condition free of weeds, stains, tears, or looseness at edges and seams.
  - (ii) Proper weed control must be maintained at all times.
  - (iii) Damaged areas must be repaired or replaced.
- f. Hardscape. Hardscape (non-permeable) is limited to existing driveways, walkways, patios and courtyards.
- g. Applicability. These provisions shall be applicable for all new development and for existing development where turf is to be replaced within the existing landscape.
- h. Water-Efficient Landscape Provisions. Landscaping shall comply with the Model Water Efficient Landscape Ordinance (MWELO) of the State of California and Article XXIV of the Paramount Municipal Code.
- (5) Approval criteria. Landscaping plans shall include, but not be limited to, the following items:
- a. The adequacy of plant material in achieving a buffer along public streets.
  - b. The use of landscaping to enhance the aesthetic quality of property and buildings.
  - c. The general suitability relative to the placement and type of plant material selected for screening purposes.
- (6) Landscaped areas. May incorporate private outdoor living space, and should incorporate additional elements such as trellises, outdoor furniture, water elements (fountains, ponds, streams) meandering walkways, and other creative uses of landscape.
- (7) All proposed landscape revisions within the City parkway shall be subject to provisions as specified in Chapter 38, Section 38-155.
- (g) Mechanical equipment. Plans shall substantiate that all mechanical equipment is screened from view (including ground mounted air conditioning units, duct work, utility meters, back-flow preventers, transformers, etc.)

- (h) Satellite dish receivers. The installation of satellite dish receivers shall be subject to Development Review Board approval. Development Review submittal must include a complete scaled, dimensioned site plan, elevation of the antenna and supporting structures, manufacturer's specifications, and photographs of the site and location of installation. Such receivers shall be regulated in the manner set forth below:
- (1) General Requirements:
    - a. Receivers shall not be located between the street and the main structure on the lot.
    - b. Receivers shall not be located in any required front or side setback.
    - c. Receivers shall be a color offering minimum contrast with its surroundings, and no form of advertising or identification shall be permitted on the dish or supporting structure other than a manufacturer's identification tag.
    - d. Receivers and architectural screening shall, to the maximum extent possible, be compatible with the building on which the antenna is mounted.
    - e. Receivers shall be screened from view from the public right-of-way, and from surrounding properties to the satisfaction and discretion of the Development Review Board by decorative fencing, walls, landscaping or other suitable material in a manner aesthetically harmonious with the architecture and landscaping of the area, without impairing the reception of the receiver.
    - f. Receivers require a building permit issued by the Division of Building and Safety.
  - (2) Residential Zones:
    - a. Ground mounted satellite dish receivers are permitted in residential zones provided they can be screened from view from the public right-of-way.
    - b. Roof mounted satellite dish receivers are permitted in residential zones provided that roof mounted dishes are on the rear of the structure and shall not project above the peak of the roof unless screened by architecture or landscape so as not to be visible from the public right-of-way.
    - c. Each parcel shall contain only one satellite dish receiver.

(3) Commercial and Industrial Zones:

- a. Ground mounted satellite dish receivers are permitted in commercial and industrial zones provided such receivers are obscured from view from the public right-of-way to the satisfaction and discretion of the Development Review Board.
- b. Roof mounted satellite dish receivers are permitted in commercial and industrial zones provided such receivers are not visible from either the public right-of-way or areas zoned for residential use to the satisfaction and discretion of the Development Review Board.

- (i) Exterior winter holiday lights. Exterior winter holiday lights shall be permitted for display beginning on Thanksgiving Day until January 15 of the following year. Exterior winter holiday lights shall be removed within 48 hours after January 15 of each year. For purposes of this section, exterior winter holiday lights are defined as string lights, commonly and customarily associated with the holiday season during those times stated herein, that contain multiple or single colored light bulbs or clear light bulbs and that are attached to a building, structure or dwelling permitted under this article.

In interpreting and applying the provisions of this section, the Community Development Director shall use reasonable judgement to determine if a specific string of lights is considered winter holiday lights.

The decision of the Community Development Director may be appealed to the Development Review Board within ten (10) days after the decision of the Community Development Director, which said appeal shall be heard at the next regularly scheduled meeting of the Development Review Board. Any decision of the Development Review Board may be appealed to the City Council within ten (10) days after the decision of the Development Review Board. The decision of the City Council shall be final.

(Ord. Nos. 693, 812, 829, 846, 893, 957, 1002, 1014, 1067, 1075)

Secs. 44-37 to 44-39. Repealed by Ordinance No. 693.

(Ord. Nos. 178, 693, 812, 829, 846, 858, 893, 905, 942, 957, 1002, 1014, 1067, 1075)

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