

Article IV. R-M, Multiple Family Residential Variable Density Zone.

Sec. 44-40. Legally existing lots of record.

Any legally existing lot of record which is vacant or otherwise unimproved and is only considered to be substandard by reason of lot area, shall be considered to be in compliance with the lot area requirements of the zone classification with respect to development thereof.

(Ord. Nos. 178, 436)

Sec. 44-41. Conversion of zones.

The zoning maps and zone classifications of the city heretofore established, existing and in effect as a part of chapter 44 commencing with articles IV and V, as amended, are hereby converted and shall hereafter be in effect and exist pursuant to and as a part of this Zoning Code and shall hereafter be known by the zoning symbols and designations in accordance with the following table:

R-3, Limited Multiple Residential. R-M, Multiple Family Residential Variable Density Zone
R-4, Unlimited Multiple Residential. R-M, Multiple Family Residential Variable Density Zone

(Ord. Nos. 178, 326, 436)

Sec. 44-42. Establishment of R-M zone.

There is hereby established a zone which shall hereinafter be known as the "R-M, Multiple Family Residential Variable Density Zone," and which shall function and serve as follows:

- (a) Intent and purpose. The intent and purpose of the R-M zone is to principally designate and classify certain areas within the city for development of multiple family residential housing and apartment complexes, and to provide for the integration of developments and uses of land more closely related to multiple family residential characteristics best suited to carry out to needs of the community.
- (b) Criteria for qualification and application. The R-M zone is a land use classification which, in part assists in the implementation of the Residential Land Use and Housing Element of the General Plan. It is a zone classification designed to be applied on selected areas of the community where the concentration of population can be varied and controlled, yet sufficiently flexible to accommodate the housing needs projected for the city. Application of the R-M zone can provide for development to serve as a low density residential transition between more intense residential uses of land and single family residential neighborhoods; can provide compatible development along principal streets and highways; can serve as a medium density residential transition between less intense residential land uses and more intense commercial activities; and can provide for development of high density residential apartment complexes. The R-M zone need not be restricted entirely to residential uses of land, and may include public, semi-public, institutional, and other transitional land uses which would not necessarily be compatible with solely residential or limited commercial uses. When qualifying, application of the R-M zone must clearly be defined in accordance with the criteria herein, be protected from the encroachment of land uses that do not perform a function of this zone classification and be protected from the tendency to yield to oversaturation and concentration of population. Uses of land and development which do not qualify and which are not specifically permitted in the R-M zone are hereby expressly prohibited.

(Ord. Nos. 178, 436)

Sec. 44-43. Permitted uses.

- (a) Multiple family dwellings.
- (b) Single-family dwellings.
- (c) Accessory buildings and structures, subject to the following conditions:
 - (1) Accessory buildings and structures, as defined by the City of Paramount Building code, shall not exceed 40% of the required rear yard area.
 - (2) Accessory buildings and detached garages are only permitted with a permitted 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 runoff away from such property line.
- (d) Fire stations.
- (e) Greenhouses (private) as an accessory use for propagation and culture only. No sales are permitted.
- (f) Libraries.
- (g) Public schools - elementary, junior high, and high school.

(Ord. Nos. 436, 759)

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

Premises in the R-M zone may be used for the following purposes provided a conditional use permit has first been obtained.

- (a) Churches.
- (b) Foster family day care.
- (c) Homes for the aged and rest homes.
- (d) Hospitals.
- (e) Manufactured buildings as defined by the California Health and Safety Code for temporary offices or classrooms for private education institutions.

(Ord. Nos. 436, 759)

Sec. 44-44.1 Home occupation.

Home occupation. "Home occupation" is defined as a business customarily conducted within a dwelling and carried on by the inhabitants. The use is clearly incidental and secondary to the use of the structure for dwelling purposes and does not change the residential character nor adversely affect the uses permitted in the zone.

- (a) Application. Any person proposing to manage, conduct or carry on any business within the home shall file a written application for a home occupation permit and business license with the City Clerk. Forms will be provided to the applicant.
- (b) Conditions and reservations. Any license granted hereunder shall be subject to the following conditions and reservations:
- (1) Carrying on any business within the home shall be a secondary use.
 - (2) The business shall not occupy more than one room (twenty-five percent of the total floor area) or a maximum of one hundred square feet, whichever is less. No part of the garage shall be used for the business.
 - (3) There shall be no employees or assistants on the premises other than members of the resident family.
 - (4) No stock shall be kept for public display on the premises.
 - (5) The use shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the area.
 - (6) No commercial vehicles for transportation of materials to and from the premises are permitted, 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.
 - (7) 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.
 - (8) The use shall not create excessive demand for municipal or utility services or community facilities beyond those actually and customarily provided for residential uses.
 - (9) Stored materials used in connection with the home occupation shall not exceed one hundred cubic feet. Total business usage shall not increase the fire load of the dwelling.
 - (10) In the case of construction or related occupations, any storage and equipment yards must be maintained separate from the home occupation premises.
 - (11) There shall be no storage of materials or supplies in the garage or outdoors.
 - (12) 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.

- (13) There shall be no use on the premises of material or mechanical equipment not recognized as being part of normal household or hobby use.
 - (14) No signs or structures other than those permitted in the zone are allowed.
 - (15) No building or space outside of the main building shall be used for home occupation purposes.
 - (16) A home occupation permittee must possess a valid City business license at all times.
 - (17) The permission of the property owner or his authorized representative must be obtained prior to the issuance of a home occupation permit.
 - (18) In the event the home occupation is to be conducted in a dwelling unit which is located in a building, complex, or tract wherein a home owner's association has been established, the permission of the homeowner's association must be obtained prior to issuance of a home occupation permit.
 - (19) No home occupation shall be permitted when objectionable due to noise, dust, smoke, odor, toxic storage or similar circumstances.
- (c) City Clerk to issue. Upon applicant's compliance with paragraphs (a) and (b) 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.
- (d) 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.
- (e) Revocation. Should the home occupation fail at any time to comply with criteria established in paragraph (b) of this subsection, such home occupation permit may be revoked by the city council.

(Ord. No. 759)

Sec. 44-45. Design review.

All proposed development within the R-M zone shall be subject to the Development Review Board process, pursuant to Secs. 44-210 through 44-215.

(Ord. Nos. 436, 759)

Sec. 44-46. Lot standards.

- (a) Minimum lot size. In the R-M zone, every lot created after January 1, 1990 shall contain a minimum area of ten thousand square feet.

- (b) Minimum lot width. Each lot or parcel of land in the R-M zone shall have a minimum lot width of not less than sixty feet.
- (c) Density. The number of dwelling units permitted shall be subject to the following:

Street Frontage	Units/Sq. Ft.
180'	1/2,000
120'	1/2,200
100'	1/2,500
60'	1/3,500
50'	1/4,000

(Ord. Nos. 436, 759)

Sec. 44-46.1. Hardship bonus.

Lots meeting all hardship criteria in either Sections (a), (b), or (c) listed below may receive a density bonus. If the criteria are met, development on the lot will be able to move up to the next higher density based on street frontage permitted in this ordinance.

(a) Adjacent development.

- (1) The lot must have 76 feet or less of street frontage.
- (2) The applicant must be the property owner and have owned the property continuously since January 1, 1988. Property received through inheritance would constitute continuous property ownership.
- (3) Any adjacent property with street frontage on the same street as the lot in question must be developed; and:
 - a. Buildings on any of these adjacent properties must be no more than 15 years old; and
 - b. There must be at least two dwelling units on each of these adjacent lots.

Any property meeting all three of the criteria noted above will automatically obtain a hardship bonus.

(b) Shape.

- (1) If an applicant possesses an irregularly shaped lot 12,500 square feet or more in area, and the lot has widely varying depths and widths, and at some point the width of the lot substantially exceeds the width of the street frontage, this property will be granted an automatic hardship bonus, allowing a density of one unit per 2,000 square feet.

(c) Inability to consolidate.

- (1) The applicants lot must have 76 feet or less of street frontage.
- (2) The applicant must be the property owner and have owned the property continuously since January 1, 1988. Property received through inheritance would constitute continuous property ownership.
- (3) The applicant must provide a notarized statement substantiating that he cannot consolidate both of the adjoining lots. In order to substantiate this the owner must:
 - a. Make a good faith fair market value offer for both adjoining properties in writing and have that offer refused, and
 - b. Provide a copy of the written offer and either a written rejection by the adjacent property owners, or the applicant's own notarized sworn statement that the offer was made and rejected.

Lots meeting the above criteria will be referred to the Planning Commission for the granting of a hardship status.

(Ord. No. 759)

Sec. 44-47. Yard standards.

- (a) Front yard. Each lot or parcel of land in the R-M zone shall have a front yard of not less than fifteen feet in depth as measured from the ultimate property line after dedication. The front yard shall be fully landscaped, with materials such as drought tolerant plants, compost, mulch, artificial turf and permeable hardscape. No unscreened mechanical equipment or structures are permitted. Parking in the front setback is prohibited.
- (b) Side yard. Each lot or parcel of land in the R-M zone shall have a side yard of not less than five feet in width. The minimum width of a side yard upon which multiple dwellings front shall be increased by one foot for each entrance to a maximum of ten feet. On a corner lot or reverse corner lot, no structure shall be located within 15 feet from the side lot line adjacent to the street.
- (c) Rear yard. Each lot or parcel of land in the R-M zone shall have a rear yard of not less than ten feet in depth.
 - (1) On the rear third of an interior lot, accessory buildings not containing living quarters may be built to the property lines, provided that not less than ten feet of the 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. See Section 44-43 (c).
 - (2) On the rear third of a corner lot, accessory buildings not containing accessory living quarters may be built to the interior side and rear lines, 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 the alley. See Section 44-43 (c).

- (3) On the rear third of a reverse corner lot, accessory buildings may be built to the interior side line, but may not be erected closer than five feet to the property line of any abutting lot to the rear, unless an alley intervenes. If an alley intervenes, accessory buildings may be built to the rear line, unless such a building is a garage with a vehicular entrance from the alley. Such garages shall maintain a distance of not less than fifteen feet from the center line of the alley. See Sec. 44-43.3 (c).
- (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.
- (e) Permitted intrusions into required yards. The following intrusions may project into 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, eighteen inches.
 - (2) Uncovered porches and platforms which do not extend above the floor level of the first floor, eighteen inches; provided, that they may extend six feet into the front and rear yard.
 - (3) Masonry planters not exceeding thirty-six inches in height measured from the ground level may extend six feet into any required front yard.
 - (4) Eaves may intrude eighteen inches into a required yard.
 - (5) Other intrusions may be approved if deemed unobtrusive by the Director of Community Development.
- (f) Increased yard dimension required. An increased front, side, and rear yard setback shall be required at a rate of five feet for each story in excess of two.
- (g) Outdoor area.
- (1) Two hundred fifty square feet of useable common outdoor area shall be provided for each unit with two or more bedrooms. One hundred fifty square feet of useable common outdoor area shall be provided for each unit with one bedroom or less. Common outdoor areas shall have minimum dimensions of twenty feet by twenty feet. Such areas may extend into required side and rear yards and shall be screened from adjacent streets and properties and may include swimming pools, putting greens, court game facilities and any other recreation-leisure facilities necessary to meet the requirements of residents and guests. Front yards, driveways and parking areas may not be counted as common outdoor living area.
 - (2) Useable private outdoor space shall be provided for each dwelling unit. Private patios, yards and balconies, not used for access, must have a minimum dimension of five feet and minimum area of fifty square feet.

(Ord. Nos. 436, 759, 1067)

Sec. 44-48. Building standards.

- (a) Maximum height. Lots or parcels contained in the R-M zone shall have a maximum height of 30 feet. Height shall be measured to the highest point from adjacent public sidewalk level.
- (b) Minimum dwelling unit size. Every dwelling unit constructed or situated in the R-M zone after the effective date of the ordinance from which this chapter derives, shall have a minimum dwelling unit size as follows:
 - (1) Single-family residences shall have a minimum floor area of one thousand three hundred square feet.
 - (2) Dwelling units located in multiple-family structures shall contain the following floor area:
 - a. Eight hundred fifty square feet for units containing one bedroom, exclusive of stairways.
 - b. One thousand square feet for units containing two bedrooms, exclusive of stairways.
 - c. One thousand two hundred fifty square feet for units containing three bedrooms, exclusive of stairways, containing a minimum of one and one-half baths which shall not be included in the required square footage.
 - d. One hundred sixty square feet shall be provided for each additional bedroom, exclusive of stairways and bathrooms.
- (c) Required exits. Each dwelling shall have a minimum of two means of immediate egress.
- (d) 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) Private entries for each unit.
 - (3) Covered entries for each unit.
 - (4) Front doors shall be solid, with peepholes, and shall include metal door jambs.
 - (5) Varying building setbacks of at least three feet.
 - (6) Exterior trim, including but not limited to wood siding, brick, stone, slumpstone, or other decorative treatments.

- (7) 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.
- (8) Concrete areas shall incorporate a stamped or stained pattern throughout the parking and circulation areas, as well as at the vehicular entrance.
- (9) Developments shall incorporate an entry kiosk for pedestrian access into the project as well as a mechanism for emergency access.
- (10) Roofing.
- a. New construction. Architectural quality fire resistant roofing material. 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.
- 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.
- (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.

- (e) Compatibility to condominium conversion. Residential developments shall incorporate structural and design elements facilitating conversion to condominium units. Developments shall include the following elements:
- (1) Provision for future installation of air conditioning for each unit.
 - (2) Reservation of space and plumbing for future installation of a washer/dryer in each unit.
 - (3) Eighty cubic feet of exterior storage area for each unit.
 - (4) Sound attenuation between units meeting Sound Transmission Class (STC) 50 or current state standard for sound attenuation.
 - (5) Floors between units meeting Impact Insulation Class (IIC) 50 or current state standard for impact insulation.
 - (6) Trash compactors in every kitchen.
- (f) Window security bars.
- (1) Installation of new window security bars. The installation of window security bars is prohibited.

(Ord. Nos. 759, 858, 905, 942)

Sec. 44-49. Site standards.

In the evaluation of proposed developments, the following provisions shall be considered desirable development standards reflecting the spirit and intent of the multiple family residential zone. Developments shall incorporate these elements or other proposed elements as approved by the Director of Community Development.

- (a) Amenities. Developments shall incorporate the following amenities to be made available to all residents of the development. Amenities shall be maintained in good working order for the life of the development. Provision of a greater number of these amenities shall be dependent on the size and nature of the proposed development, and shall be encouraged for larger developments.

Min. Lot Size	No. of Amenities Required
Over 36,000 sq. ft.	5
18,000 - 36,000 sq. ft.	4
0 - 17,999 sq. ft.	3

- (1) Children's lawn play area, including play equipment.
 - (2) Barbecues.
 - (3) Spa or jacuzzi.
 - (4) Swimming pool.
 - (5) Covered common patio or patios.
 - (6) Community Rooms.
 - (7) Tennis courts.
 - (8) Weight or exercise rooms.
 - (9) Fireplaces in units either woodburning or gas.
 - (10) Security systems, including knox boxes.
 - (11) Water Element (if substantial, may count for 3 required amenities).
 - (12) Outdoor Sculpture.
 - (13) Other amenities as approved by the Director of Community Development.
- (b) Landscaping. A minimum of twenty percent of the development site shall be landscaped and improved in accordance with these provisions in addition to the required front setback. 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 lawn, 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 artificial 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 (ie 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.
- (c) Mechanical equipment. Plans shall substantiate that all mechanical equipment is screened from view (including ground-mounted air conditioning, duct work, utility meters, back-flow preventers, transformers, etc.)
- (d) Parking. Every building shall be provided with parking as required in this article. Such parking shall be permanently available and maintained for the parking of automobiles only. Garages and carports shall be architecturally consistent with the primary building design. Metal carports are not permitted. Any construction or alteration of required off-street parking shall be submitted to and approved by the Community Development Director prior to issuance of building permits.

The development plan shall clearly indicate the proposed parking plan, including location, size, shape, design, materials, entrances, walls, lighting, signs, screening, paving specifications, drainage, landscaping and such other data and features as the Community Development Director may deem necessary to show compliance with this article.

All off-street parking shall be screened from the street and surrounding property by landscaped mounds, solid walls or such screening as approved by the Director of Community Development. Such screening shall be a minimum of 42" in height.

- (1) Number of off-street parking spaces required. Each dwelling unit shall be provided with two covered parking spaces. In addition, one-half space per dwelling unit shall be provided for guest parking. Guest spaces may be uncovered. Fifty percent of the required guest spaces may be compact spaces. Guest spaces shall be readily accessible from the public right-of-way and shall not be located behind security gates. Tandem parking is not permitted.

- (2) Location. Parking facilities shall be located on the same lot or building site as the residence.
- (3) Design standards-garages. Garages shall have a minimum interior dimension of 20' x 20' clear. Automatic garage door openers and roll-up doors are required. Each carport or standard parking space shall be a minimum of 180 square feet with a minimum width of 9 feet. Minimum turn around area shall be 24 feet. Each compact parking space shall be not less than 8-1/2 feet in width and 15 feet in depth. Compact spaces shall be labeled accordingly. If either of the lengthwise sides of any space immediately abut a wall, building or other structure, then the space shall be increased by one foot.
- (4) Design standards - driveways. Driveways shall be obscured from off-site view to the maximum extent possible. Acceptable methods of minimizing driveway visibility shall include landscaping, driveway configuration, or other methods as approved by the Director of Community Development.
- Driveway widths shall conform to the following:
- 4 units or less - 10 ft. minimum
- 4 units or more - 12 ft. minimum for one way ingress/egress.
- 4 units or more - 16 ft. minimum for two way ingress/egress.
- (5) Required improvement and maintenance of parking areas. 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.
- (e) 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.
- (f) Signs. Each lot or parcel of land may have the following signs:
- (1) Name plates not exceeding two square feet in area containing the name of the occupant of the premises.
 - (2) One non-illuminated identification sign not exceeding twenty square feet in area for multiple-family dwellings, provided, that signs shall be decorative and placed on the wall of the building or garden wall.
 - (3) For churches, a free-standing monument sign with manually changeable copy is permitted subject to the following criteria:
 - a. The design, logos, and colors shall be submitted to the City for written approval prior to fabrication.

- b. Signs shall be placed in a landscaped planter area which contains not less than 100 square feet. Exact placement of the sign is subject to approval.
- c. The total height of the sign shall not exceed 6 feet and shall include a decorative base.
- d. The total area of the sign shall not exceed 60 square feet per side. The changeable copy area shall not exceed 1/2 of the total sign area.
- e. The sign structure and housing shall be decorative with a textured finish with no exposed metal nuts or bolts.
- f. One manually changeable copy sign is allowed per property. The sign may be two sided.
- g. Monument signs shall be located at least 10 feet from any vehicle access point.

(g) Trash.

- (1) An enclosure shall be maintained for the purpose of storing garbage, waste, refuse, and trash. The enclosure shall be constructed of solid reinforced decorative masonry walls not less than five feet in height, except for openings. All openings shall be equipped with self-closing solid, opaque gates or doors.
- (2) Garbage stored within the enclosure shall be maintained in a metal or plastic container which has an overlapping fly-tight lid. The lid shall be securely closed at all times 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.
- (4) All containers shall be kept and maintained within the walls of said enclosure except when being emptied by a collector.
- (5) Trash containers must be a minimum fifty gallon capacity.
- (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.
- (h) Walls and hedges. Six foot high solid decorative block walls shall be constructed and maintained in good repair along all side and rear property lines except in the front yard areas. A wall or hedge not exceeding forty-two inches in height may be located in any required front yard.

- (1) 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.

- (i) Retaining walls. 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.

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.

- (j) Household pets. 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) Not more than three adult animals of any species shall be permitted per dwelling unit except birds as specified in Sec. 5-14 through 5-14.5 of the Paramount Municipal Code and fish contained within an aquarium. An animal shall be considered an adult if over four months of age or capable of reproducing, whichever is lesser.
- (2) Livestock, horses, rabbits, 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 questions arise 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 Sec. 5-1.54 of this Code.

VERSION 10/2016

Sec. 44-49

Sec. 44-56

- (k) 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. 759, 829, 843, 846, 893, 957, 1002, 1067, 1075)

Secs. 44-50 to 44-56. Repealed by Ordinance No. 759.

(Ord. Nos. 178, 326, 436, 759, 843, 846, 858, 893, 905, 942, 957, 1002, 1067, 1075)

(This page left blank intentionally)