

- (G) See Section A.84.110, Temporary use permits.
- (H) See Chapter A.68, Nonconforming uses and structures.
- (I) The keeping of domestic animals is permitted including: dogs and cats not to exceed five (5) for each residential living unit in any combination thereof and the young thereof not exceeding four (4) months in age, and other small domestic household pets such as rabbits, hamsters, guinea pigs, etc., not to exceed five (5) in any combination thereof. Common varieties of farm animals, livestock, exotic animals or wild animals (as defined in Section A.04.020) are prohibited except for Vietnamese pot-bellied pigs, also known as pygmy pigs or mini-pigs, as permitted by the Animal Control Department.
- (J) A maximum of three (3) garage or lawn sale permits per calendar year, of miscellaneous household items of personal property accumulated by the occupant of the residence as a normal matter of course may be held on any building site occupied by residents, provided a permit has been acquired from the City's Licensing Authority. Each permit shall be valid for a maximum of three (3) consecutive days and may include standard regulations on the garage sale permit (in accordance with provisions of Section 6.08.020 MBMC).
- (K) Valid discretionary permits approved prior to January 17, 1991 may satisfy the requirement for an individual use permit or master use permit, provided the scope of the project, including use(s) approved and intensity (buildable floor area) of development, remain in substantial conformance with the approved project, and the project complies with all conditions of approval. The Community Development Director shall approve the conversion of such permits in conformance with this section.
- (L) A Use Permit, or Use Permit Amendment, shall be required for any new alcohol license or modification to an existing alcohol license.

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**A.16.030. CL, CC, CG, CD, and CNE districts: development regulations.**

The following schedule prescribes development regulations for the CL, CC, CG, CD, and CNE districts. The first five (5) columns prescribe basic requirements for permitted and conditional uses in each district. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule or located elsewhere in the Zoning Ordinance.

CL, CC, CG, CD, and CNE DISTRICTS: DEVELOPMENT REGULATION						
	CL	CC	CG	CD	CNE	Additional Regulations
Residential Development						(A)(B)
Nonresidential Development						
Minimum Lot Area (sq. ft.)	4,000	10,000	5,000	2,700	2,700	(B)
Minimum Lot Width (ft.)	40	100	50	30	30	(B)
Minimum Setbacks						(B)(C)

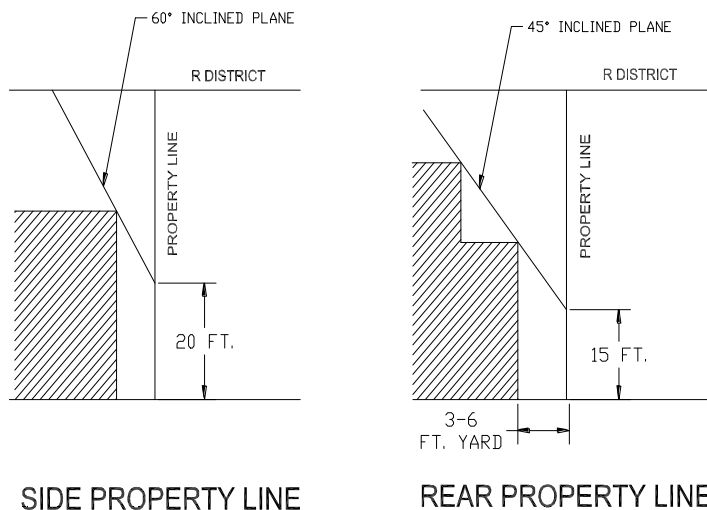
Front (ft.)	-	-	-	-	-	(D)
Side (ft.)	-	-	-	-	-	(E)
Corner Side (ft.)	-	-	-	-	-	(D)
Rear (ft.)	-	-	-	-	-	(E)
Maximum Height of Structures (ft.)	30	30	30	(G)	30	(F)(H)
Maximum Floor Area Factor (FAF)	1	1.5	1.5	1.5	1.5	
Minimum Site Landscaping (%)	8	12	8	-	-	(I)
Fences and Walls						(K)
Off-Street Parking and Loading						(N)
Outdoor Facilities	See Section A.60.090					(O)
Screening of Mechanical Equip.	<a href="#">See Section A.60.090</a>					
Refuse Storage Areas	<a href="#">See Section A.60.100</a>					
Underground Utilities	<a href="#">See Section A.60.110</a>					
Performance Standards	<a href="#">See Section A.60.120</a>					
Nonconforming Structures	<a href="#">See Chapter A.68</a>					
Signs	<a href="#">See Chapter A.72</a>					
Telecommunications Facilities	<a href="#">See Chapter 13.02 of MBMC</a>					
Mixed Use Development						(B)(P)

**CL, CD, and CNE Districts:  
Additional Development Regulations**

- (A) Dwelling units shall be subject to the standards for minimum setbacks, height limits, maximum density, maximum FAR, balconies and bay windows, usable open space and parking for the RH District and the Area District in which the site is located. The setback standards shall apply only to the stories of a building that are intended for residential use.
- (B) See Section A.60.020: Development of substandard lots.
- (C) See Section A.60.040: Building projections into yards and required open space. Double-frontage lots shall provide front yards on each frontage.

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- (E) Along a rear property line abutting an R district, structures shall not intercept a 45-degree daylight plane inclined inward from a height of 15 feet above existing grade at the property line. Along a side property line abutting an R district, structures shall not intercept a 60-degree daylight plane inclined inward from a height 20 feet above existing grade at the property line.



### REQUIRED DAYLIGHT PLANE

### AT ADJOINING DISTRICTS

(THE DIAGRAM IS ILLUSTRATIVE)

- (F) A roof pitch of at least 4 vertical feet for each 12 lineal feet of roof area is required. If the roof pitch is less, the maximum building height is 22 feet unless structure parking is provided at or below the ground level.
- (G) Within the CD District, the height limits shown on the accompanying diagram entitled "Section A.16.030 (G): CD Downtown Commercial District Height Limits" shall apply.
- (H) See Section A.60.050: Measurement of height, and Section A.60.060, Exceptions to height limits.
- (I) Planting Areas:
- (1) Required yards shall be enclosed by a solid concrete or masonry wall at least 6 feet in height or shall be planting areas, provided that a wall within 15 feet of a street property line shall not exceed 3 feet in height.
  - (2) For additional site landscaping requirements, see Section 10.60.070: Landscaping, irrigation and hydroseeding. Conformance with the design standards specified in Section 10.60.070 may result in a total site landscaping requirement that exceeds the minimum site requirements of this Section (10.16.030).
- (J) (Reserved)
- (K) Fences and Walls. A solid masonry or concrete wall is required for all commercial properties where

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they abut or adjoin a ground floor residential use or residentially zoned property. The minimum height of a fence or wall is 6 feet as measured from the finished grade of the commercial property. However, a wall within 5 feet of a street property line shall be a minimum of 3 feet in height as measured from the residential property.

The maximum height of a fence or wall shall be 8 feet as measured from the finished grade of commercial property unless a greater height is mutually agreed upon for a common property line by the abutting property owners and approved by the Community Development Department.

- (L) (Reserved)
- (M) (Reserved)
- (N) See Chapter A.64: Off-Street parking and loading regulations.
- (O) See Chapter A.60.130: Antennas and microwave equipment; and Section A.60.140: Solar-assisted water heating.
- (P) In commercial zones, vehicular access to parking shall be from the alley abutting the property. If such alley is not available, access shall be from an east west street. If neither the alley nor the east west street is feasible, access shall be taken from another vehicular street.
- (Q) The Highland Marine commercial node shall not expand, nor shall uses such as parking ancillary to commercial uses be established in the adjacent residential zoned district.