

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

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DEPARTMENT: Development and Infrastructure Services
AGENDA DATE: Introduction: Oct. 9, 2007, Public Hearing Oct. 30, 2007
CONTACT PERSON/PHONE: Kimberly Forsyth, Senior Planner – 541-4631
DISTRICT(S) AFFECTED: City-wide

SUBJECT:

An Ordinance amending Ordinance 016653 which amended Title 20 (Zoning) of the El Paso City Code, and Ordinance 16746 which amended the effective date of Ordinance 016653, to amend Chapter 20.02, (Definitions), to revise the definitions for “Sign, Pole”, and “Yard”, to delete the definition for “Community Building”; by amending Section 20.08.030.C (Appendix A), Table of Permissible Uses, by amending 18.10 “Motor Carrier Terminal” and to designate that a detailed site plan is required in the Planned Industrial (P-I) District; by amending 18.16 (Transportation Terminal Type A) to require a detailed site plan in the Planned Industrial (P-I) District; amending Section 20.10.400, (Neighborhood Conservancy Overlay) to replace “City Architect” with “Historic Preservation Officer”; amending Section 20.10.260 (Governmental Uses and Buildings) to require screening for certain heavy governmental uses adjacent to residential districts; amending Section 20.12.020 (Table of Density and Dimensional Standards), (Appendix B) to amend the density in the S-D (Special Development District); amending Chapter 20.14 (Parking, Loading and Storage Regulations) by deleting Section 20.14.050.C (Appendix C), Parking Table and replacing it with the attached Exhibit B: by amending Chapter 20.18, Sign Regulations in its entirety. The penalty as provided in Chapter 20.24 of the El Paso City Code.

BACKGROUND / DISCUSSION:

On June 5, 2007 the City Council approved Ordinance #16304, a comprehensive rewrite of Title 20 (Zoning) of the El Paso City Code. The new code is scheduled to take effect on Nov. 1, 2007. In the interim, there have been meetings of the Planning Legislative Review Committee as well as one special City Council meeting concerning certain provisions of the adopted code. (See attached Council Policy Issues list)

As a result of these meetings and with input from the public, the City Council requested that staff make several revisions to the adopted code prior to the effective date.

There were minor changes to several chapters to clarify and align text provisions, delete excess language and correct typographical errors. The major changes were to Chapter 20.14 (Parking, Loading and Storage Standards) to increase the required amount of bicycle parking spaces, and to Chapter 20.18 (Sign Regulations). The Sign Chapter changes include:

- Retaining the existing regulations for monument signs.
- Creating provisions to allow C-1 properties with special circumstances to use the regulations for higher-intensity commercial properties
- Removing restrictions on wall signs in the C-5 (Central Business District)
- Adding provisions in the C-5/H (Central Business District/Historic) pertaining to performing arts centers (same as current code) and properties within the boundary of the El Paso Downtown 2015 Plan
- Retaining the existing regulations for wall signs and permitting the signs to extend beyond the roofline
- Retaining the existing regulations for temporary real estate signs

PRIOR COUNCIL ACTION:

June 5, 2007 City Council adoption of Title 20
June 25, 2007 LRC Meeting
Aug. 29, 2007 Special City Council meeting – Chapter 20.18 (Sign Regulations)
Sep. 6, 2007 LRC Meeting – Chapter 20.14 (Parking, Loading and Storage Standards)
Sep. 28, 2007 LRC meeting – Chapter 20.18 (Sign Regulations)

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Pending DCC and CPC review of proposed revisions

*******REQUIRED AUTHORIZATION*******

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: R. Alan Shubert

APPROVED FOR AGENDA:

CITY MANAGER: Patricia D. Aauto, Deputy City Manager **DATE:** _____

CITY CLERK DEPT.
07 OCT -4 AM 11:47

07 OCT -1 AM 11:47

AN ORDINANCE AMENDING ORDINANCE 016653 WHICH AMENDED TITLE 20 (ZONING) OF THE EL PASO CITY CODE, AND ORDINANCE 16746 WHICH AMENDED THE EFFECTIVE DATE OF ORDINANCE 016653, TO AMEND CHAPTER 20.02, (DEFINITIONS), TO REVISE THE DEFINITIONS FOR “SIGN, POLE”, AND “YARD”, TO DELETE THE DEFINITION FOR “COMMUNITY BUILDING”; BY AMENDING SECTION 20.08.030.C (APPENDIX A), TABLE OF PERMISSIBLE USES, BY AMENDING 18.10 “MOTOR CARRIER TERMINAL” AND TO DESIGNATE THAT A DETAILED SITE PLAN IS REQUIRED IN THE PLANNED INDUSTRIAL (P-I) DISTRICT; BY AMENDING 18.16 (TRANSPORTATION TERMINAL TYPE A) TO REQUIRE A DETAILED SITE PLAN IN THE PLANNED INDUSTRIAL (P-I) DISTRICT; AMENDING SECTION 20.10.400, (NEIGHBORHOOD CONSERVANCY OVERLAY) TO REPLACE “CITY ARCHITECT” WITH “HISTORIC PRESERVATION OFFICER”; AMENDING SECTION 20.10.260 (GOVERNMENTAL USES AND BUILDINGS) TO REQUIRE SCREENING FOR CERTAIN HEAVY GOVERNMENTAL USES ADJACENT TO RESIDENTIAL DISTRICTS; AMENDING SECTION 20.12.020 (TABLE OF DENSITY AND DIMENSIONAL STANDARDS), (APPENDIX B) TO AMEND THE DENSITY IN THE S-D (SPECIAL DEVELOPMENT DISTRICT); AMENDING CHAPTER 20.14 (PARKING, LOADING AND STORAGE REGULATIONS) BY DELETING SECTION 20.14.050.C (APPENDIX C), PARKING TABLE AND REPLACING IT WITH THE ATTACHED EXHIBIT B: BY AMENDING CHAPTER 20.18, SIGN REGULATIONS IN ITS ENTIRETY. THE PENALTY AS PROVIDED IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

WHEREAS, the City Council of the City of El Paso, by Ordinance 016653 approved on June 5, 2007, replaced Title 20, Zoning, of the El Paso City Code in its entirety; and,

WHEREAS, the effective date of Ordinance 016653 was established as October 1, 2007 to permit a transition period for the purposes of communication and training on the applicability of the new regulations to the development and building industry and the public at large before taking effect and to allow for a review of certain portions of the regulations by members of the City Council and industry representatives so that any revisions needed could be made before the effective date of the regulations; and,

WHEREAS, on September 25, 2007 the City Council of El Paso passed Ordinance 16746 which amended Ordinance 016653 by revising the effective date of Ordinance 016653 to permit an additional period of time to allow the Legislative Review Committee process to continue its review of the regulations;

WHEREAS, the Legislative Review Committee met and recommended revisions to Ordinance 016653 and the El Paso City Council, having considered the recommendations and held a public hearing at which the public was allowed to comment on the proposed ordinance amendments, finds that the adoption of the regulations as submitted will further protect and provide for the public health, safety, morals and general welfare of the community, and will carry out the purpose and spirit of the policies expressed in The Plan for El Paso;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. That the following amendments are hereby made to Exhibit "A" of Ordinance **016653**:

1. Chapter 20.02, Definitions, shall be and hereby is amended as by amending the following definitions:

20.02.942 Sign, pole. "Sign, pole" means a freestanding sign that is supported from the ground by an exposed pole(s) (structural column or round steel pipe) or a three-dimensional support structure having a minimum width less than thirty-three percent (33%) of the sign structure width, and that is not attached to a building.

20.02.1160 Yard. "Yard" means that part of a lot at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward to the sky, except for permitted projections from the ground such as landscaping, fencing or walls.

2. Chapter 20.02, Definitions, shall be and hereby is amended by deleting the following definition:

20.02.238. Community building.

3. Chapter 20.08, Section 20.08.030.C (Appendix A) Table of Permissible Uses, shall be and hereby is amended as follows:

A. **18.10** Use column shall read "Motor carrier /freight terminal"

B. **18.10** Replace "S" (special permit required) in the P-I (Planned Industrial) column with "D" (detailed site plan required)

C. **18.16** Replace "S" (special permit required) in P-I (Planned Industrial) column with "D" (detailed site plan required)

4. Chapter 20.10 Supplemental Use Regulations, is amended as follows:

20.10.400 Neighborhood Conservancy Overlay, Subsection E.2 is deleted in its entirety and replaced as follows:

"Members of the CRC shall consist of the Deputy Director of Planning, the Building Official and the Historic Preservation Officer (or their respective designees). The Deputy Director of Planning shall act as secretary of the committee. For quorum purposes, presence of all members of the CRC shall be required to convene a meeting and vote on any permit. Meetings shall be scheduled, with notice duly posted according to the Texas Open Meetings Law, by the secretary as necessary to review and act on permit applications. Written notice of any permit application received and pending action before the CRC shall be given, as a minimum, to any area neighborhood associations and to the

CITY CLERK DEPT.
07 OCT -4 AM 11:47

CITY CLERK DEPT.

immediate abutting property owners within the NCO area. The notice shall state the date and time of the scheduled meeting before the CRC.”

20.10.260 Governmental Uses & Buildings, is amended as follows::

“Where permitted in a district, public or governmental buildings and uses, public, private or parochial schools, libraries, churches and philanthropic institutions shall be allowed to operate a collection facility subject to the standards in Section 20.10.520. When a special permit is required for heavy governmental uses in or abutting residentially-zoned property, a screening wall shall be required at any lot line abutting residentially-zoned property.”

5. Chapter 20.12, Section 20.12.020 (Appendix B) Table of Density and Dimensional Standards, shall be and hereby is amended as follows:

Subsection CC.1 (Special Development zoning district), Subpart B, Other Standards, shall read “Maximum density of 20 dwelling units per acre.”

6. Chapter 20.14, Parking, Loading and Storage Standards, Section 20.14.050.C Parking Table (Appendix C) shall be deleted in its entirety and replaced with the attached Exhibit “B”.

7. Chapter 20.18, Sign Regulations, shall be deleted in its entirety and replaced with the attached “Exhibit A”

SECTION 2. Except as herein amended, all other provisions of Ordinance 016653 and Ordinance 16746 shall remain in full force and effect.

PASSED AND APPROVED THIS _____ DAY OF _____, 2007.

THE CITY OF EL PASO

John Cook
Mayor

ATTEST:

Richarda Momsen
City Clerk

APPROVED AS TO FORM:

Lupe Cuellar
Assistant City Attorney

APPROVED AS TO CONTENT:

Patricia D. Adauto

Patricia D. Adauto, Deputy City
Manager for Development and Infrastructure
Services

Exhibit A

**CHAPTER 20.18
SIGN REGULATIONS**

ARTICLE I. GENERAL PROVISIONS

- 20.18.010 Title**
- 20.18.020 Applicability**
- 20.18.030 Purpose**
- 20.18.040 Findings**

ARTICLE II. ADMINISTRATION

- 20.18.100 Permit required**
- 20.18.110 Application procedure**
- 20.18.120 Maintenance**
- 20.18.130 Removal of signs**
- 20.18.140 Prohibited signs**

ARTICLE III. BILLBOARD REGULATIONS

- 20.18.200 Zoning districts**
- 20.18.210 Cleanliness of billboard site**
- 20.18.220 Time for construction**
- 20.18.230 Size and height**
- 20.18.240 Setback requirements**
- 20.18.250 Spacing**
- 20.18.260 Special control areas**
- 20.18.270 Construction of signs**
- 20.18.280 Lighting**

ARTICLE IV. ON-PREMISE SIGN REGULATIONS

- 20.18.400 General**
- 20.18.410 R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, RMH, P-R I, P-R II, and PMD districts**
- 20.18.420 A-1, A-2, A-3, A-4, A-M, PR-I, PR-II, and SRR districts**
- 20.18.430 A-O, A-3/O, and S-D districts**
- 20.18.440 C-OP, C-1, P-C, P-I, R-MU, G-MU and I-MU districts**
- 20.18.445 C-1 districts with special circumstances**
- 20.18.450 C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts**
- 20.18.460 C-5 district**
- 20.18.470 U-P district**
- 20.18.480 Historic overlay zones, historic districts and designated significant landmarks**
- 20.18.490 Additional on-premise signs**
- 20.18.500 Temporary on-premise signs**

ARTICLE V. NON-COMMERCIAL SIGN REGULATIONS

20.18.510 Non-commercial signs

ARTICLE I. GENERAL PROVISIONS

20.18.010 Title.

This chapter shall be known as the sign ordinance for the City of El Paso, Texas.

20.18.020 Applicability.

- A. This chapter shall apply to the incorporated area of the City of El Paso, Texas. No person shall hereafter erect, construct, reconstruct, alter, locate or relocate a sign, or remove or demolish an off-premise sign except in accordance with the provisions of this chapter, and failure to comply with this section shall constitute a violation of the Code. The regulations contained in this chapter may be subject to other requirements stated elsewhere within the code, and if in conflict, the stricter provision shall control. Nothing in this chapter shall be interpreted or construed to conflict with Texas Local Government Code Section 216.903 (Regulation of Political Signs by Municipality).
- B. This chapter shall not apply to any permanent or temporary sign, notice, marker or symbol required or authorized by the local, state or federal government or a governmental agency and shall be permitted as required or authorized in any zoning district classification within the City. Such signs shall include, but not necessarily be limited to:
 - 1. Traffic control signs, signals, or devices lawfully erected by a governmental agency.
 - 2. Signs permitted by franchise on trash receptacles and bus benches; and signs located on buses and trolleys.
 - 3. Any sign or public notice required by any governmental agency or court of law.

20.18.030 Purpose.

The purpose of this chapter is to provide minimum standards for signage in order to protect the health, safety, and general welfare of the city. It is the intent of these regulations to achieve the following:

- A. Enhance the aesthetic value of the City's landscape by reducing visual clutter that is potentially harmful to property values and economic development;
- B. Protect adjacent and nearby properties from the impact of signage;
- C. Protect the safety and efficiency of the city's transportation network by reducing confusion or distractions to motorists while enhancing motorists' ability to see pedestrians, obstacles, other vehicles, and traffic signs; and,

- D. Preserve, protect and enhance areas of designated historical, architectural, and scenic value.

20.18.040 Findings.

In adopting this chapter, the city council makes the following findings:

- A. That the number, sizes and height of signs, both off-premise and on-premise, in the city is excessive, is unduly distracting and confusing to motorists and pedestrians, creates a traffic hazard, and reduces the effectiveness of signs needed to direct the public;
- B. That the appearance of the city, particularly that of its residential and light commercial districts, is marred by the excessive number of signs;
- C. That the aforementioned effects detract from the pleasure, safety and economic well being of the community, and that the number of distracting signs ought to be reduced in order to lessen the detrimental effects; and,
- D. That the regulations contained in this chapter are the minimum amount of regulation necessary to achieve its purposes.

ARTICLE II. ADMINISTRATION

20.18.100 Permit required

Where a permit is required by this Chapter, no person shall hereafter erect, construct, reconstruct, alter, locate or relocate a sign, or remove or demolish an off-premise sign without first having secured such written permit from the building official of the city in accordance with provisions of Title 18, and having paid all required fees as established by formal action of City Council. Portable sign permits shall not be issued for a period of more than three hundred sixty-five days. Where the building official determines that a permit was issued in accordance with the law in effect at the time the sign was erected and that such permit was lost or destroyed, the building official shall provide a replacement permit when the sign is still valid under such law.

20.18.110 Application procedure

In addition to the requirements of Title 18, the application for a sign permit shall include the following:

- A. Name, address and City or state sign electrical contractor license number of applicant;
- B. The certification of an engineer licensed to practice in the state on plans submitted for signs over twenty-four feet high; and

C. Sign plan showing the following information:

1. For off-premise billboard signs:

- a. Building locations and dimensions, and property lines,
- b. Size, location, height, setbacks and construction of both existing and proposed signs,
- c. Nearest street intersections and abutting arterials,
- d. Site plan, elevation plan and legal description of the property,
- e. Zoning,
- f. Property owner's name and written evidence that the property owner has authorized the placing of the sign(s) on his property.

2. For on-premise signs:

- a. Building locations and dimensions, and property lines,
- b. Size, location, height, setbacks and construction of both existing and proposed signs,
- c. Nearest street intersections and abutting arterials,
- d. Site plan, elevation plan and legal description of the property,
- e. Zoning,
- f. An elevation of the building for wall signs or canopy signs,
- g. An elevation of the sign for wall or freestanding signs,
- h. For portable signs the certification of the sign contractor that the sign is in compliance with the provisions of 20.18.500.D of this chapter, and,
- i. Property owner's name and written evidence that the property owner has authorized the placing of the sign(s) on his property.

3. For off-premise billboard sign demolitions:

- a. Size and location of sign to be removed,
- b. A copy of the original permit for the sign to be removed or a copy of documentation maintained by the building official demonstrating the sign legally exists at its current location.

4. For off-premise billboard sign replacement permits for billboards removed after July 2, 2002:

- a. Completed application with site plan and structural calculations,
- b. Size(s), location(s) and type(s) of sign(s) removed; and,
- c. Copy of the demolition permit(s) for the sign(s) removed.

5. Issuance of building permits and revocation of permits shall be done in accordance with provisions of Title 18.

20.18.120 Maintenance

Every sign, including those specifically exempt from this code in respect to permits and permit fees, shall be maintained in good structural condition at all times. All signs shall be kept neatly painted, including all metal parts and supports thereof except those portions that are galvanized or of rust-resistant material. The building official shall inspect all signs and shall have the authority to order the painting, repair, alteration or

removal of any sign which constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance or dilapidation. The owner of the property on which a sign is located and the owner of the sign shall be jointly responsible for the conditions of the area occupied by the sign and shall be required to keep the area clean, sanitary and free from rubbish; and failure to comply with this section shall constitute a violation of the Code.

20.18.130 Removal of signs

A. The procedures stated herein shall control if in conflict with provisions of Title 18.

B. After inspection by the Building Official, the following signs may be subject to removal by the City, in accordance with the procedure enumerated herein:

1. Signs or their supporting structures appear to the building official to have become abandoned, neglected or made unattractive by missing letters, panels, lights, faded or peeling paint or graffiti.
2. Any sign which constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance or dilapidation, but does not cause an immediate danger.

C. Procedure. Except as provided herein, prior to the removal of a sign by the City, the Building Official shall follow the following procedure:

1. The building official shall inform the permit holder, if a permit has been issued, if no permit has been issued, the building official shall send a written notice to the owner, if the owner is known, by mailing a written notice to the last known address of the owner, or lessee of the sign if that person is identified on the sign or is otherwise known to the building official, to remove such sign and structure or to cure the defect resulting from its neglect within a period of ten days after receipt of notification of violation of this chapter.
2. If the permit holder, owner, or lessee is unknown, the building official shall publish a legal notice identifying the sign, its location and the corrective action required. The legal notice shall be given by any contemporary means of information sharing, including but not limited to publication in a newspaper of general circulation in the City or placement on a web site. If no response is received by the building official within five working days after the date of publication, the building official may remove the sign at the owner's or lessee's expense. If the owner does respond to this notice, the owner shall have ten days after the date of response to correct the defect, except that in any case where a sign has been erected without a permit, the sign may be removed as otherwise provided in this chapter.
3. The building official must notify the owner or lessee within thirty days after the removal in accordance with the procedures established above in this subsection and shall include in the notice a statement of the cost of the removal, a date payment is due and a brief description of the reason for removal.

D. Any sign for which the building official or his designee has made the following determination, shall be subject to immediate removal without further notice to any party who may be affected by that removal:

1. That the sign is located or erected on property either owned by the city or held by the city for public use, including but not limited to property such as medians, parkways, streets, sidewalks, alleys and parks.

2. If the building official determines that a sign is an immediate danger to the public, whether because of its location, the manner of its construction, its potential for causing fire, or any other reason, and must be removed to prevent potential danger to the public.

E. If the sign subject to regulation in subsection D. is removed without prior notification to the owner, the owner shall still be liable and pay for all costs incurred by the City for the removal of such sign. In such cases, the building official must notify the owner within thirty days after the removal in accordance with the procedures established above in Subsection C., and must include in the notice a statement of the cost of the removal, a date payment is due and a brief description of the danger which was caused by the sign.

F. To the extent permitted by law, the building official may forward a request to the City Council to place a lien on the real property in which the removed sign was located in order to collect any costs incurred by the City in the removal of the sign.

G. An on-premise sign or sign structure shall be removed by the owner within six months after the first anniversary of the date the business, person, or activity that the sign or sign structure identifies or advertises ceases to operate on the premises on which the sign or sign structure is located. If the premises containing the sign or sign structure is leased, the sign shall be removed within six months after the second anniversary after the date the most recent tenant ceases to operate on the premises. If the sign is not removed within the time periods set forth in this subsection it shall be subject to removal by the city under the applicable provisions of this section.

20.18.140 Prohibited signs

In addition to the list of prohibited signs stated below, any sign erected in violation of the city's building, electrical, lighting, or other applicable local, state or federal regulations, not expressly authorized by the Code, a sign which has not been reviewed and approved by the City Street Department as part of a Adopt a Median program, which is located on the public right-of-way, including on public streets, alleys, medians and parkways, or a sign not specifically authorized by action of City Council or specifically exempted from the provisions hereof, is prohibited within the corporate limits of the City.

A. Off-premise billboards, except for replacement or relocation of existing billboards to new sites in accordance with the provisions of this chapter.

- B. Off-premise wall signs, except as permitted in accordance with the provisions of this chapter.
- C. Off-premise portable signs or any portable sign that is electrical or is more than seven feet in height including the support structure.
- D. Wall signs that extend beyond the elevation of the building more than 3 feet.
- E. Roof signs and roof-mounted signs.
- F. Any sign which resembles an official traffic sign or signal or that bears the words "Stop," "Go," "Slow," "Caution," "Danger," "Warning" or similar words, or that bears symbols communicating similar meanings in a manner which causes the sign to appear to be an official traffic sign.
- G. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with or construed to be a traffic control sign, signal or device, or the light of an emergency or road equipment vehicle, or which hide from view any street or traffic sign, signal or device.
- H. Any banner, handbill whether commercial or noncommercial, advertisement, notice, circular poster, piece of paper, figure, word, or letter, or any other kind of sign printed, painted, cut, branded, stamped, marked, written, posted, pasted, installed, or affixed in any way upon any utility post or stand, upon traffic control signs or signals, or upon any public property, including but not limited to public buildings, sidewalks, parkways, easements and curbs; unless such sign is installed or affixed pursuant to authorization granted a special privilege license or by a city ordinance, resolution, or other valid official city authorization, or is otherwise permitted or regulated in the Code. Signs may be located in the public right-of-way without the requirement of a permit, which meet the following criteria:
 - 1. the sign is constructed of wood, metal, plastic or hardboard material, or is entirely fixed to a background constructed of any of these materials; and,
 - 2. the sign is located within the parkway and is not permitted in the median; and,
 - 3. the sign is freestanding; and,
 - 4. the sign may only be located in the parkway within the hours of 10:00 a.m. and 7:00 p.m.; and,
 - 5. the sign area is no larger than five square feet and is no greater than thirty-six inches (36") in any dimension, and does not exceed thirty-six inches (36") in height; and,
 - 6. the sign may be a portable two-sided, single panel style or two connected single panels ("A-frame" or "tent style"); and
 - 7. the sign must be anchored to the ground; and

8. the sign owner shall be responsible for all claims, causes of action, liability, damages or expense for any damage to or loss of any property, or any injury to any person resulting from use of city right-of-way.
- I. Signs on vehicles or trailers that are parked or located for the primary purpose of displaying the sign. It shall be prima facie evidence that the primary purpose of a vehicle or trailer is to display a sign if the vehicle or trailer is parked on a site for a continuous period exceeding seventy-two (72) hours.
- J. Mobile billboards.
- K. Festoons, including tinsel, strings of ribbon, streamers, and pinwheels.
- L. Signs erected or maintained upon trees, painted or drawn upon rocks or other natural features.
- M. Satellite dishes, operable or inoperable, used as signs.
- N. Revolving signs that revolve or rotate at a speed greater than ten (10) revolutions per minute.
- O. Animated, flashing, running light or twinkle signs, not including signs that display time and temperature or other public interest electronic message signs which otherwise conform to the provisions of this chapter.
- P. "V" type signs with a face that protrudes from the opposite face at an interior angle greater than twenty-five (25) degrees. This restriction shall not be construed to prohibit oval, cylindrical or box type signs.
- Q. Signs located on or attached in any manner to fences or between or on the poles of another sign or light fixture, except as may be permitted herein.

Article III. Billboard regulations

20.18.200 Zoning districts

- A. Billboards may be erected, under the conditions prescribed in Section B. (Replacement Standards), in the following zoning districts: C-2, C-3, C-4, M-1, M-2 and M-3. No billboard shall be erected in any area designated in this chapter as designated as a Special Control Area.
- B. Replacement Standards. A permit for a new billboard shall be issued only upon permanent removal of a billboard, provided all of the following conditions are met:

1. After obtaining a demolition permit, at least one existing billboard, legally permitted and erected, shall be permanently removed after July 2, 2002, for each new billboard permitted; and,
2. The existing billboard shall be removed no later than six (6) months after the issuance of a demolition permit. The demolition permit shall expire six (6) after the issuance unless extended prior to the expiration date in accordance with the provisions of Title 18; and,
3. The new billboard shall comply with the regulations of the code; and,
4. The type of new billboard permitted shall be the same as the type of billboard removed, except that only the following shall be allowed:
 - a. One bulletin billboard shall be permitted for two poster billboards removed,
 - b. One poster billboard shall be permitted for four junior billboards removed,
 - c. One bulletin billboard shall be permitted for eight junior billboards removed; and
5. The complete application for the replacement permit for the new billboard is submitted to the Development Services Department within three months of the issuance of the demolition permit(s) for the removed billboard(s). If a complete application for a replacement permit is not submitted within three months after the issuance of an approved demolition permit, then a replacement permit shall not be issued for the removed billboard and no credit shall be given for the removal of such billboard.

20.18.210 Cleanliness of billboard site

Billboard sites shall be kept free from the accumulation of filth, weeds, trash and all other debris.

20.18.220 Time for construction

Construction of off-premises signs must be completed within six months after issuance of a sign permit. One six-month extension may be granted by the building official.

20.18.230 Size and height

A. In zoning districts C-2, C-3, C-4, M-1, M-2 and M-3, on freeways, expressways, or interstate regulated highways, up to six hundred seventy-two square feet in area plus fifteen percent for cut-outs, forty-two and a half feet above the grade of the freeway, expressway, or interstate regulated highway. In zoning districts C-2, C-3, C-4, M-1, M-2 and M-3, up to six hundred seventy-two square feet in area plus fifteen percent for cut-outs, forty-two and a half feet above the grade of the roadway on Loop 375 from Interstate Highway 10 to Montana Avenue not to exceed a total of eight bulletin billboards.

B. In zoning districts C-2, C-3, C-4, M-1, M-2 and M-3, on major arterials, super arterials, or higher category arterials, up to three hundred square feet in area, thirty-five feet above ground level. Except billboards with less than three hundred square feet in area, shall be prohibited on Loop 375 from Interstate Highway 10 to Montana Avenue.

C. In zoning districts C-2, C-3, C-4, M-1, M-2 and M-3, on minor arterials or higher category arterials, up to seventy-two square feet in area, twenty-five feet above ground level. Except billboards with less than seventy-two square feet in area shall be prohibited on Loop 375 from Interstate Highway 10 to Montana Avenue.

20.18.240 Setback requirements

A. Signs up to seventy-two square feet in area must be thirty-five feet from the property line of the following zoning districts when located on the same side of the street: C-1 and C-5.

B. Signs up to seventy-two square feet in area must be one hundred feet from the property line of the following zoning districts when located on the same side of the street: R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, P-RII, P-RI, RMH, PMD, A-1, A-2, A-3, A-4, A-M, A-3/O, A-O, R-MU, G-MU, or I-MU.

C. Signs larger than seventy two square feet must be fifty feet from the property line of the following zoning districts when located on the same side of the street: C-1 and C-5.

D. Signs larger than seventy two square feet and up to three hundred square feet in area must be three hundred and fifty feet from property line of the following zoning districts when located on the same side of the street: R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, P-RI, P-RII, RMH, PMD, A-1, A-2, A-3, A-4, A-M, A-3/O, A-O, R-MU, G-MU, or I-MU.

E. Signs larger than three hundred square feet in area must be three hundred and fifty feet from property line of the following zoning districts when located on the same side of the street: R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, P-RI, P-RII, RMH, PMD, A-1, A-2, A-3, A-4, A-M, A-3/O, A-O, R-MU, G-MU, or I-MU.

F. All requirements for front yard setbacks which are applicable to structures under this title of the code shall also apply to signs regulated under this chapter, except that signs which do not exceed seventy-two square feet shall be subject only to a minimum front yard setback of five feet in all zoning districts.

G. No signs are allowed within the area of a triangle formed by intersecting public right-of-way boundary lines at any intersection and a diagonal joining such boundary lines at points fifty feet from their intersection except that junior billboards are allowed within such area up to the diagonal line joining such boundary lines at points twenty feet from their intersection.

H. No signs are allowed within thirty-five feet of a freestanding on-premise sign on the same side of the street.

20.18.250 Spacing

A. Off-premise signs on the same side of the roadway shall be spaced as follows:

	From:	To:	
	Junior	Poster	Bulletin
Junior	750	1,000	1,000
Poster	1,000	1,000	1,000
Bulletin	1,000	1,000	1,000
Bulletin (on Loop Prohibited 375 from I-10 to Montana Avenue)		Prohibited	6,000

B. All measurements made under this subsection are in feet and along a line parallel to the roadway to which the sign is oriented.

C. Spacing requirements shall not be diminished by separation of any signs by an arterial, structure or natural feature.

20.18.260 Special Control Areas

A. Significant Landmarks Designated by the United States, the State of Texas, or the City of El Paso. No off-premise signs allowed within 500 feet of any designated historical landmark, site, or building property line.

B. All Historic Districts No off-premise signs are permitted within the boundaries of the district and no off-premise signs shall be installed within 500 feet of the center line of streets forming the boundaries of the district.

C. Designated Special Districts
Central Business District No off-premise signs are permitted within the area bounded by Interstate Highway 10 on the north, St. Vrain/Virginia Streets on the east, Paisano Drive on the south, and by a line tangent to the west facade of Union Depot, running north to south from Interstate

Highway 10 to Paisano Drive.

South El Paso

No off-premise signs are permitted within the area bounded by Paisano Drive on the north, Rio Grande International Boundary on the south, Park Street on the east, and Santa Fe Street on the west.

Ysleta Mission Area
(includes the Tigua
Indian Reservation)

No off-premise signs are permitted within a 1,200 feet radius from Mission steeple.

Mountain Development
Area (MDA)

No off-premise signs are permitted on such lands as defined by the Zoning, Grading, and Subdivision Ordinances of the City of El Paso for the protection of the Franklin Mountains.

D. Freeway
Interchanges
I-10 at U.S. 54

Areas Restricted From Signage

No off-premise signs are permitted within 1,000 feet from right-of-way line from Raynolds on the east, Yandell on the north, Gramma on the west, and junction with the Paisano/Juarez exits on the south.

U.S. 54 at Loop 375
(Cesar Chavez Border
Highway)

No off-premise signs are permitted within 1,000 feet from right-of-way line from junction of I-10 and U.S. 54 to junction with Loop 375, including the Cordova Port of Entry.

I-10 at Loop 375
(Transmountain Road)

No off-premise signs are permitted within 1,000 feet of this intersection.

I-10 at Loop 375
(Americas Avenue)

No off-premise signs are permitted within 1,500 feet of this intersection.

E. Designated Scenic
Corridors

No off-premise sign shall be placed within 1,000 feet from either right-of-way line of an arterial within the following scenic corridors:

Woodrow Bean-
Transmountain Road

Loop 375 (Cesar Chavez
Border Highway and
Americas Avenue) from
Santa Fe Street to I-10

Zaragoza Road from
Zaragoza Port of Entry to
Alameda Avenue

I-10 from Schuster Drive
to the Central Business
District

Mesa Street from Sun
Bowl Drive to the
Central Business District

Rim Road

Scenic Drive

Schuster
Drive/Murchison Drive
McKelligon Canyon
Road

Alabama Drive/Magnetic
Drive

Airport Drive

Fred Wilson Avenue

U.S. 54 from Hondo Pass
Avenue to the
Texas/New Mexico State
line

Alameda Avenue from
Loop 375 (Americas
Avenue) to Zaragoza

Road

Ord Gary-Artcraft
Road/Paseo del Norte
Road

Country Club
Road/Westside Drive

Diana Drive from U.S.
54 to Dyer Street

Doniphan Drive

El Paso Street

Hondo Pass Avenue

Martin Luther King Jr.
Boulevard

McCombs Street from
U.S. 54 to the
Texas/New Mexico state
line

McKinley Avenue

Northeast Parkway

Paisano Drive from
Sunland Park Drive to
Alameda Avenue

Santa Fe Street

Airway Boulevard

Loop 375 from

Montana Avenue to
Railroad Drive

Stanton Street

F. Park/open space No off-premise sign may be installed within 1,000 feet of the property line.

G. School, Church or Hospital No off-premise sign may be installed within 500 feet of the property line.

H. Ports of Entry

Santa Fe/Stanton No off-premise sign shall be placed within the following area at the Santa Fe Port of Entry: Bounded by the alley in Block 43, Campbell Addition, running north-south from Paisano to the International Border, the centerline of Paisano Drive, running east-west; the centerline of the alley in Block 139, Campbell Addition, running north-south from Paisano to the centerline of Sixth Street, running east to the centerline of Block 74 thence said line running south to the International Border, the International Border being the southern boundary.

Stanton No off-premise sign shall be placed within the following area at the Stanton Street Port of Entry: Bounded by the centerline of the alley of Block 47, Campbell Addition, running north-south from the International Border to the centerline of Paisano Drive, the east-west to the centerline of the alley of Block 137 Campbell Addition, running north-south to the border line being the southern boundary.

Zaragoza No off-premise sign shall be placed within 500 feet of the centerline of Zaragoza Road, running from the bridge abutment to Socorro Road.

Cordova (including I-10/U.S. 54 and U.S. 54/Loop 375 freeway interchanges) No off-premise signs are permitted within 500 feet from the State right-of-way from Raynolds on the east, Yandell on the north, Gramma on the west, and junction with the Paisano/Juarez exits on the south.

Cordova (including I-10/U.S. 54 and U.S. 54/Loop 375 freeway interchanges)

No off-premise signs are permitted within 500 feet from the State right-of-way from Raynolds on the east, Yandell on the north, Gramma on the west, and junction with the Paisano/Juarez exits on the south.

No off-premise signs are permitted within 500 feet from the State right-of-way line from junction of I-10 and U.S. 54 to junction with Loop 375, including the Cordova Port of Entry.

New Ports-of-Entry

No off-premise signs are permitted within 1,000 feet from the property line of a port-of-entry.

20.18.270 Construction of signs

The following general principles shall govern the construction of signs:

- A. Stacked signs are prohibited;
- B. Side-by-side signs, other than V-shape signs, are permitted, providing no more than two signs are placed side-by-side and the combined face area of the two signs does not exceed the sign area authorized at the location; and
- C. V-shape signs with an angle of construction greater than forty-five degrees are prohibited. Where two structures are used for the construction of a V-shape sign, such structures shall not be separated, at their closest point, by more than two feet.

20.18.280 Lighting

Billboard illumination shall comply with Chapter 18.18 (Outdoor Lighting Ordinance) of the code. Signs which contain, include or are illuminated by any flashing, intermittent or moving light or lights are prohibited.

Article IV. On-Premise Sign Regulations

20.18.400 General

A. Freestanding signs (pole signs and monument signs), shall comply with the following requirements in addition to specific requirements of the zoning district in which the sign is located, provided that the most restrictive regulation shall apply:

1. Where permitted, either pole signs or monument signs, in accordance with this chapter, shall be permitted at a premise, but not both.

2. Signs shall be located at least fifteen feet measured from the curb line and shall be contained entirely within private property lines, with no encroachment over public rights-of-way.
3. Spacing from other signs: at least fifty feet from any pole sign, thirty-five feet from any monument sign.
4. Spacing from billboards: at least fifty feet from any billboard located on the same property.
5. A minimum street frontage of thirty feet is required to permit a freestanding sign.
6. Signs shall be located a minimum of thirty feet from any residential district or apartment zoning districts.
7. If the base of a sign is located within fifty feet of a residential or apartment zoning district, monument or pole sign area shall not exceed forty square feet.
8. The sign structure width for monument signs shall not be greater than the maximum height for that sign.

20.18.410 R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, RMH, PR-I, PR-II, and PMD districts

A. Home occupation signs shall comply with the following requirements:

1. Permit required: no
2. Maximum number: one per dwelling
3. Maximum sign area: one square foot
4. Placement: not projecting more than two inches beyond the face of the building
5. Illumination: not permitted
6. Additional standards: shall only indicate the name and address of the occupant or a permitted home occupation

B. Identification signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one wall sign or one monument sign

3. Maximum sign area: twenty square feet
4. Maximum sign height: five feet for a monument sign
5. Location:
 - a. minimum of three feet from top of building and sides of building for wall signs;
 - b. monument signs shall be in the front yard and shall have a minimum setback of five feet from any property line, except that such setback shall be fifteen feet where the property line is located at the curblines
6. Illumination: internal or indirect; may not be flashing or intermittent.
7. Additional standards: shall only be permitted for non-residential uses, and are not permitted for a home occupation.

20.18.420 A-1, A-2, A-3, A-4, A-M, PR-I, PR-II, and SRR districts

A. Home occupation signs shall comply with the following requirements:

1. Permit required: no
2. Maximum number: one per dwelling
3. Maximum sign area: one square foot
4. Placement: not projecting more than two inches beyond the face of the building
5. Illumination: not permitted
6. Additional standards: shall only indicate the name and address of the occupant or a permitted home occupation

B. Identification signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one wall sign or one monument sign

3. Maximum sign area: twenty square feet

4. Maximum height: five feet for a monument sign

5. Location:

a. minimum of three feet from top of building and sides of building for wall signs;

b. monument signs shall be in the front yard and shall have a minimum setback of five feet from any property line, except that such setback shall be fifteen feet where the property line is located at the curblines

6. Illumination: internal or indirect; may not be flashing or intermittent

7. Additional standards: shall only be permitted for non-residential uses or a mobile home park, and are not permitted for a home occupation

C. Monument signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one sign per street frontage, not to exceed two signs per premise; except for apartments, one sign for each apartment complex per street frontage and public entryway, not to exceed three signs per complex

3. Maximum sign area: eighty square feet per sign

4. Maximum sign height: ten feet

5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curblines; if the property line is located more than fifteen feet from the curblines, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

6. Illumination: internal or indirect; may not be flashing or intermittent

7. Additional standards: shall comply with Section 20.18.400 of the El Paso City Code

D. Wall signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one sign for each apartment complex per street frontage and public entryway, not to exceed four signs per complex
3. Maximum sign area: eighty square feet per sign, including any canopies or awnings
4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure
5. Illumination: internal or indirect; may not be flashing or intermittent
6. Additional standards: only permitted for apartments in A-1, A-2, A-3, A-4, A-M, PR-I, PR-II and SRR districts

20.18.430 A-O, A-3/O and S-D districts

A. Home occupation signs shall comply with the following requirements:

1. Permit required: no
2. Maximum number: one per dwelling
3. Maximum sign area: one square foot
4. Placement: not projecting more than two inches beyond the face of the building
5. Illumination: not permitted
6. Additional standards: shall only indicate the name and address of the occupant or a permitted home occupation

B. Monument signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one sign per street frontage, not to exceed of two signs per premise; for apartments, one sign for each apartment complex per street frontage and public entryway, not to exceed three signs per complex

3. Maximum sign area:	< one acre	eighty square feet
	1 acre to < 3 acres	120 square feet
	3 acres to < 5 acres	140 square feet
	> 5 acres	160 square feet

4. Maximum sign height: ten feet

5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

6. Illumination: internal or indirect; may not be flashing or intermittent

7. Additional standards: only permitted for apartments and non-residential uses in the A-O, A-3/O and S-D districts, and are not permitted for a home occupation; shall be subject to the requirements of Chapter 20.10 (Supplemental Use Regulations) of this Code if located in the S-D zoning district; shall comply with Section 20.18.400 of this Code.

C. Office directory signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign per office building entry not to exceed two signs per building; monument sign or other freestanding sign is not permitted.

3. Maximum sign area: two and one half square feet per tenant not to exceed twenty-five square feet per building entry

4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

D. Wall signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: for non-residential uses, one sign for each tenant in a single or multi-tenant facility per street frontage; for apartments, one sign for each apartment complex per street frontage and public entryway, not to exceed four signs per complex
3. Maximum sign area: eighty square feet per sign, including any canopies or awnings
4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure
5. Illumination: internal or indirect; may not be flashing or intermittent
6. Additional standards: only permitted for apartments and non-residential uses in the A-O, A-3/O, and S-D districts, and are not permitted for a home occupation

20.18.440 C-OP, C-1, P-C, P-I, R-MU, G-MU and I-MU

A. Monument signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one monument sign per street frontage, not to exceed three signs per premise
3. Maximum sign area: eighty square feet per sign
4. Maximum sign height: ten feet
5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line
6. Illumination: internal or indirect; may not be flashing or intermittent
7. Additional standards: shall comply with Section 20.18.400 of the El Paso City Code

B. Office directory signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one wall sign per office building entry not to exceed two signs per building; monument sign or other freestanding sign is not permitted.
3. Maximum sign area: two and one half square feet per tenant not to exceed twenty-five square feet per building entry
4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure
5. Illumination: internal or indirect; may not be flashing or intermittent

C. Wall signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one wall sign for each tenant in a single or multi-tenant facility per street frontage; for apartments, one wall sign for each apartment complex per street frontage and public entryway not to exceed four signs per complex
3. Maximum sign area: fifteen percent of the building façade on each elevation, including any canopies or awnings
4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure
5. Illumination: internal or indirect; may not be flashing or intermittent

20.18.445 C-1 districts with special circumstances

Properties in the C-1 zoning district that meet the following criteria shall comply with the requirements of Section 20.18.450 (C-2, C-3, C-4, Q, M-1, M-2 or M-3):

A. The property has frontage and access on a public right-of-way that is classified in the City’s Major Thoroughfare Plan (MTP) as a minor arterial or higher; and either B or C (below):

B. The property is adjacent to and abuts property zoned C-2, C-3, C-4, Q, M-1, M-2 or M-3; or

C. The property is at least 1 acre in size.

20.18.450 C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts

A. Monument Signs shall comply with the following requirements:

Districts	Permit Required	Maximum Number	Maximum Height	Maximum Sign Area
Primary signs in C-2, C-3, C-4, Q, M-1, M-2, and M-3 with arterial frontage	Yes	One per street frontage for premises less than six acres, not to exceed three signs per premise; two per street frontage for premises of six acres or more, not to exceed four signs per premise	45 feet	< 1 acre, 200 square feet 1 acre and up, 250 square feet
Primary signs in C-2, C-3, C-4, Q, M-1, M-2, and M-3 with interstate or freeway frontage	Yes	One per street frontage for premises less than six acres, not to exceed three signs per premise; two per street frontage for premises of six acres or more, not to exceed four signs per premise	45 feet above ground at the sign or the pavement grade of the freeway, whichever is greater	< 5 acres, 350 square feet 5 acres and up, 450 square feet
Signs in C-2, C-3, C-4, M-1, M-2, and M-3 without arterial frontage	Yes	One per premise	35 feet	< 1 acre, 200 square feet 1 acre and up, 250 square feet
Detached buildings in shopping centers in C-2, C-3, C-4 M-1, M-2, and M-3	Yes	One per detached building	45 feet with arterial frontage; 35 feet when adjacent to all other streets	200 square feet
Manufacturer	Yes	One per licensed	30 feet	Combined square

identification signs in C-3 and C-4, where 70% or more of the business inventory for sale is in an outdoor location that is accessible to customers		manufacturer		footage of all manufacturer signs shall not exceed 300 square feet
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1. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line
2. Illumination: internal or indirect; may not be flashing or intermittent
3. Additional standards: shall comply with Section 20.18.400 of the El Paso City Code

B. Pole Signs shall comply with the following requirements:

Districts	Permit Required	Maximum Number	Maximum Height	Maximum Sign Area
Primary signs in C-2, C-3, C-4, Q, M-1, M-2, and M-3 with arterial frontage	Yes	Premises up to one acre, not more than one per premise; premises over one acre up to six acres, not more than one per street frontage not to exceed two per premise; premises over six acres, not more than two per street frontage not to exceed four per premise.	25 feet	150 square feet
Primary signs in C-2, C-3, C-4, Q, M-1, M-2, and M-3 with interstate or freeway frontage	Yes	Premises up to one acre, not more than one per premise; premises over one acre up to six acres, not more than one per street frontage not to exceed two per premise; premises over six acres, not more than two per street frontage not to	35 feet above ground at the sign or the pavement grade of the freeway, whichever is greater	200 square feet

		exceed four per premise.		
Detached buildings in shopping centers in C-2, C-3, C-4 M-1, M-2, and M-3	Yes	One per detached building	25 feet	80 square feet
Manufacturer identification signs in C-3 and C-4, where 70% or more of the business inventory for sale is in an outdoor location that is accessible to customers	Yes	One per licensed manufacturer	25 feet	Combined square footage of all manufacturer signs shall not exceed 300 square feet

1. Location: no portion of the sign shall be closer than fifteen feet from the back of the curblines; if the property line is located more than fifteen feet from the curblines, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

2. Illumination: internal or indirect; may not be flashing or intermittent

3. Additional standards: shall comply with Section 20.18.400 of the El Paso City Code

C. Office directory signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign per office building entry not to exceed two signs per building; monument sign or other freestanding sign is not permitted.

3. Maximum sign area: two and one half square feet per tenant not to exceed twenty-five square feet per building entry

4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

D. Wall signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one wall sign for each tenant in a single or multi-tenant facility per street frontage; for apartments, one wall sign for each apartment complex per street frontage and public entryway, not to exceed four signs per complex
3. Maximum sign area: forty percent of the building façade on each elevation, including any canopies or awnings
4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure
5. Illumination: internal or indirect; may not be flashing or intermittent

E. Secondary Advertising Signs. Secondary Advertising Signs shall be free standing or attached to light fixtures on private property, and shall not extend over the public right-of-way. Secondary Advertising Signs shall not be calculated as part of the total permitted sign area.

1. Sign Area.

- a. Each Secondary Advertising Sign shall maintain a minimum eight feet of clearance between the bottom of the sign and ground level
- b. No single Secondary Advertising Sign shall exceed a maximum height of eight feet and width of three feet on each side of the pole.

2. Permit Required.

- a. Secondary Advertising Signs may be used continuously so long as a valid permit has been issued and not revoked.
- b. Permits shall be issued subject to installation in a manner that sign stability is ensured while in use and subject to approved engineering principles to withstand the minimum wind load requirements of the city as defined in the El Paso building code.
- c. Changes in location of Secondary Advertising Signs, even if relocated on the same property, but not including a change of the sign face, shall require a new permit.
- d. Property owner's written authorization is required as part of a completed application.

3. Spacing. A Secondary Advertising Sign must have a minimum of twenty-nine feet spacing from any other secondary advertising sign without regard to whether another Secondary Advertising Sign has been properly permitted by the same or another business, and whether the signs are located on the same property.

4. Illumination. No additional illumination of any kind shall be permitted for the purpose of illuminating Secondary Advertising Signs.

5. A maximum of two signs will be allowed per acre.

6. Secondary Advertising Sign will be allowed only in commercial zoning districts, and if seventy percent (70%) or more of the business inventory for sale is in outdoor locations that are accessible to customers.

20.18.460 C-5 district

A. Monument signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one monument sign per street frontage, not to exceed three signs per premise

3. Maximum sign area: seventy-two square feet per sign; vertical dimension of the sign face shall not exceed eight feet

4. Maximum sign height: twenty feet; except that 35 feet is permitted on property with arterial frontage

5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curblines; if the property line is located more than fifteen feet from the curblines, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

6. Illumination: internal or indirect; may not be flashing or intermittent

7. Additional standards: shall comply with Section 20.18.400 of the El Paso City Code

B. Office directory signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign per office building entry not to exceed two signs per building; monument sign or other freestanding sign is not permitted.

3. Maximum sign area: two and one half square feet per tenant not to exceed twenty-five square feet per building entry

4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

C. Shingle signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: four per building

3. Maximum sign area: six square feet

4. Location: no portion of the bottom edge of the shingle sign shall be more than two feet below the edge of the canopy; no portion of the shingle sign shall not extend beyond the edge of the canopy; shall maintain an eight foot clearance shall be maintained between the bottom edge of the shingle sign and the ground; shall be placed perpendicular to the front wall of the building and not project more than twenty-four inches over public rights-of-way

5. Illumination: not permitted

6. Additional standards: only permitted for business identification

D. Store front signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one per ground floor tenant within a multi-tenant building

3. Maximum sign area: thirty-two square feet

4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure and shall only be located no higher than the ground floor level.

5. Illumination: internal or indirect; may not be flashing or intermittent
6. Additional standards: shall be included as part of the calculation for the maximum wall sign area permitted for the building

E. Wall signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: no maximum
3. Maximum sign area: no maximum
4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure
5. Illumination: internal or indirect; may not be flashing or intermittent

20.18.470 U-P district

A. Monument signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one monument sign per street frontage, not to exceed of two signs per premise
3. Maximum sign area: eighty square feet
4. Maximum sign height: ten feet
5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line
6. Illumination: may be directly or internally illuminated with the light source not visible from the adjacent street or public right-of-way. No flashing or intermittent illumination shall be permitted

7. Additional standards: shall comply with the Union Plaza architectural and design guidelines; shall apply only to new construction in the U-P district

B. Office directory signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign per office building entry not to exceed two signs per building

3. Maximum sign area: two and one half square feet per tenant not to exceed twenty-five square feet per building entry

4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

6. Additional standards: shall only be permitted as a wall sign; shall comply with the Union Plaza architectural and design guidelines; shall apply only to new construction in the U-P district

C. Shingle signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: four per building

3. Maximum sign area: six square feet

4. Location: no portion of the bottom edge of the shingle sign shall be more than two feet below the edge of the canopy; no portion of the shingle sign shall not extend beyond the edge of the canopy; shall maintain an eight foot clearance shall be maintained between the bottom edge of the shingle sign and the ground; shall be placed perpendicular to the front wall of the building and not project more than twenty-four inches over public rights-of-way

5. Illumination: not permitted

6. Additional standards: shall comply with the Union Plaza architectural and design guidelines

D. Wall signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one sign per street frontage

3. Maximum sign area: ten percent of the building façade on each elevation, including any canopies or awnings

4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

6. Additional standards: shall comply with the Union Plaza architectural and design guidelines; shall apply only to new construction in the U-P district

20.18.480 Historic overlay zones, historic districts and designated significant landmarks

A. Home occupation signs shall comply with the following requirements:

1. Permit required: no

2. Maximum number: one per dwelling

3. Maximum sign area: one square foot

4. Placement: no portion of the sign shall project more than two inches beyond the face of the building

5. Illumination: not permitted

6. Additional standards: shall only indicate the name and address of the occupant or a permitted home occupation

B. Monument signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one monument sign per premise
3. Maximum sign area: thirty square feet in C-2, C-3, C-4, C-5, Q, M-1, M-2, and M-3 districts; ten square feet in all other districts
4. Maximum sign height: three feet in all districts, except six feet in C-2, C-3, C-4, C-5 Q, M-1, M-2, and M-3 districts
5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line
6. Illumination: indirect only; may not be flashing or intermittent
7. Additional standards: shall only be for a non-residential use, and are not permitted for a home occupation; administrative review approval is required from the development services department in accordance with Chapter 20.20 (Historic Landmark Preservation) prior to the issuance of a permit

C. Wall signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one sign per building
3. Maximum sign area: thirty square feet in C-2, C-3, C-4, C-5, Q, M-1, M-2, and M-3 districts; ten square feet in all other districts
4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure; shall not be higher than the window sill of the second story, shall be a minimum of three feet from the top and sides of the building; shall not cover any character defining architectural features or elements
5. Illumination: indirect only; may not be flashing or intermittent

6. Additional standards: shall only be for a non-residential use, and are not permitted for a home occupation; administrative review approval is required from the development services department in accordance with Chapter 20.20 (Historic Landmark Preservation) prior to the issuance of a permit

D. All signs are subject to review by the El Paso Historic Landmark Commission for a Certificate of Appropriateness.

E. For performing arts centers and related buildings located in the C-5/H district (Central Business District/Historic):

The Historic Landmark Commission shall have the authority to issue a certificate of appropriateness for signage, including but not limited to, marquees, wall signs, and poster boxes exceeding thirty square feet and made of materials that complement the style of the structure and attributed to the era in which the building was constructed based on the historic character and architectural significance of the building.

F. For buildings within the C-5/H district (Central Business District/Historic) and within the boundary of the El Paso Downtown 2015 Plan where the purpose will serve a greater public good, further specific redevelopment goals outlined in the 2015 Plan and contribute to the economic redevelopment of the Downtown area:

The Historic Landmark Commission shall have authority to issue a certificate of appropriateness for wall signs exceeding thirty square feet, to a maximum of five percent (5%) of the face area of the elevation of the building on which the sign is to be placed, and for location of wall signs higher than the window sill of the second story. Any such sign shall be made of materials that complement the style of the structure and attributed to the era in which the building was constructed based on the historic character and architectural significance of the building.

20.18.490 Additional on-premise signs

A. Auxiliary signs shall comply with the following requirements:

1. Permit required: Yes.

2. Maximum number: 4

3. Maximum sign area: ten square feet per sign

4. Maximum sign height: three feet for freestanding auxiliary signs

5. Location:

a. Freestanding auxiliary signs, no portion of the sign shall be closer than fifteen feet from the back of the curblin; if the property line is located more than fifteen feet from the curblin, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line;

b. Wall auxiliary signs, no portion shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

6. Illumination: not permitted

B. Awning and canopy signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one per awning or canopy per premise

3. Maximum sign area: shall be included in the maximum wall sign area calculation permitted for all wall signs; for gasoline service stations, twelve square feet or fifty percent of the awning face area, whichever is less

4. Maximum height: Not higher than the fascia of the canopy

5. Location: Not outside the fascia of the canopy

6. Illumination: internal or indirect; may not be flashing or intermittent

7. Permitted districts: only permitted in U-P or C-5 districts and for gasoline stations where permitted; tenants in the C-5 district are permitted a storefront sign or awning and canopy sign, but not both

C. Building marker signs shall comply with the following requirements:

1. Permit required: no

2. Maximum number: one per building

3. Maximum sign area: two square feet

4. Maximum sign height: two feet

5. Location: no portion of the sign shall project more than two inches beyond the face of the building

6. Illumination: indirect

7. Permitted districts: all

D. Community Service signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: two per street frontage, not to exceed four per premise
3. Maximum sign area: thirty-two square feet
4. Maximum sign height: eight feet
5. Location: On walls, fences or freestanding signs, and no portion of the sign shall extend beyond the property line
6. Illumination: not permitted
7. Permitted districts: All.
8. Additional standards: Not more than twenty percent of sign area may include advertising of the name, logo, phone number or address of the sponsoring company; a minimum of 20 feet spacing from any other monument or freestanding sign

E. Marquee signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one per street frontage
3. Maximum sign area: shall be included in the maximum wall sign area calculation permitted for all wall signs
4. Location: attached to the building, and if extends onto city property or city rights-of-way as authorized by a special privilege license or as otherwise authorized by the City
5. Illumination: internal or indirect; may not be flashing or intermittent
6. Permitted districts: Commercial districts

F. Subdivision identification signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: two per subdivision entrance

3. Maximum sign area: fifty square feet per sign

4. Maximum sign height: five feet

5. Location: the location of subdivision identification signs shall be subject to the approval of the building official; no portion of a subdivision identification sign shall be within a public right-of-way or public easement, except where authorized by special privilege license granted by city council; a copy of the restrictive covenants or other documentation, recorded in the El Paso County real property records, shall be submitted with the sign application which creates a neighborhood association or other entity which shall provide for the perpetual maintenance of the sign if proposed to be located within a public right-of-way or public easement, or imposes a duty of maintenance of the sign on the property owner on which the sign is located.

6. Illumination: internal or indirect, may not be flashing or intermittent

7. Additional standards: shall only be a monument sign and only include the name, logo or other identification of the subdivision

G. Menu signs shall comply with the following requirements:

1. Permit required: no, if installed and inspected with the installation of additional signage on the property. A permit is required if the only sign installed on the property is the menu sign.

2. Maximum number: two

3. Maximum sign area: thirty-two square feet per sign

4. Maximum sign height: eight feet

5. Location: the location of the menu sign shall be subject to the approval of the building official; however, the sign is strictly for on-site informational purposes and, therefore, shall be oriented so as to not be readable from the fronting public street.

20.18.500 Temporary on-premise signs

A. Temporary real estate signs shall comply with the following requirements:

1. Permit required: no

2. Maximum number: no maximum, a minimum of 50 feet is required between each sign

3. Maximum sign area: thirty-two square feet for C-1, C-2, C-3, C-4, C-5, Q, M-1, M-2, and M-3 districts; six square feet for all other districts, exclusive of two riders not in excess of an area of six inches by thirty inches each

4. Maximum sign height: ten feet for C-1, C-2, C-3, C-4, C-5, Q, M-1, M-2, and M-3 districts; six feet for all other districts

5. Location: not less than three feet from public property and not less than thirteen feet from the curb

6. Illumination: not permitted

7. Permitted districts: all

8. Additional standards: shall only be for the purposes of sale, lease or rent of the property; shall be removed within fourteen days of sale or lease

B. Temporary subdivision identification signs shall comply with the following requirements:

1. Permit required: no

2. Maximum number: one per each subdivision of ten lots or less; and, two per each subdivision of eleven lots or more

3. Maximum sign area: sixty-four square feet for C-1, C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts; thirty-two square feet for all other districts

4. Maximum sign height: sixteen feet for C-1, C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts; eight feet for all other districts

5. Location: not less than three feet from public property and not less than thirteen feet from the curb

6. Illumination: not permitted

7. Permitted districts: all

8. Additional standards: shall not be displayed prior to the date of recording of the plat, and shall be removed no later than three months after the last building permit has been issued

C. Temporary construction signs shall comply with the following requirements:

1. Permit required: no

2. Maximum number: one sign per street frontage, not to exceed two signs per premise

3. Maximum sign area: sixty-four square feet for C-1, C-2, C-3, C-4, C-5, Q, M-1, M-2, and M-3 districts; thirty-two square feet for all other districts

4. Maximum sign height: sixteen feet for C-1, C-2, C-3, C-4, C-5, Q, M-1, M-2, and M-3 districts; eight feet for all other districts

5. Location: not less than three feet from public property and not less than thirteen feet from the curb

6. Illumination: not permitted

7. Permitted districts: all

8. Additional standards: only permitted at construction sites and must be removed within thirty days after the issuance of a certificate of occupancy for the last permit of the project on the same property.

D. Temporary portable signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one per premise for property less than one acre; two per premise for property one acre to five acres; three signs per premise for property greater than five acres

3. Maximum sign height: seven feet for C-1, C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts

4. Location: no portion of the sign shall be closer than fifteen feet from the back of the curblines; if the property line is located more than fifteen feet from the curblines, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line; On corner lots, portable signs shall not be located in the area of a triangle formed by the intersecting property lines and a diagonal line joining the property lines at points twenty (20) feet from their intersection

5. Illumination: not permitted

6. Permitted districts: C-1, C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts; not permitted on property within historic overlay zones, historic districts or with designated significant landmarks

7. Additional standards: portable signs shall comply with the following:

a. Maximum duration of a display at any one time shall be limited to ninety (90) consecutive days

b. Minimum of thirty days between permitted displays

c. Portable signs shall be placed a minimum of fifteen feet from any driveway

d. Portable signs shall be placed a minimum of three hundred feet spacing from any other portable sign

- e. Portable signs may be placed immediately adjacent to or not closer than fifty feet away from any freestanding sign
- f. Property owner's name and written evidence that the property owner has authorized the placing of the sign(s) on his property.

E. Temporary banner signs shall comply with the following requirements:

1. Permit required: no
2. Maximum number: one sign for each tenant in a single or multi-tenant facility per street frontage; for apartments, one sign for each apartment complex per street frontage and public entryway not to exceed four signs per complex
3. Maximum sign area: one hundred square feet which is included in the maximum wall sign area calculation permitted for all wall signs
4. Location: shall be securely attached to a building façade, masonry wall, or fence; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure no portion shall extend beyond the roof plane or outside the building envelope when attached to a building
5. Illumination: not permitted
6. Permitted districts: C-1, C-2, C-3, C-4, C-5, Q, M-1, M-2, and M-3; only for apartments in A-1, A-2, A-3, A-4, A-O, A-3/O, A-M, PR-I, PR-II and SRR districts; not permitted on property within historic overlay zones, historic districts or with designated significant landmarks
7. Additional standards: limited to 30 days only with a minimum of 30 days between displays; shall only be for the purposes of grand openings or other types of special events on the property

F. Temporary inflatable signs

1. Shall be installed by a licensed business as provided under Title 5 (Business, Taxes, Licenses and Regulations);
2. Shall require business to apply, obtain and pay for a sign permit for each display;
3. A display shall be for a prescribed time period using the same device at a designated location on a lot;
4. Maximum of one sign per lot at any one time;
5. Limited to property zoned C-1 (commercial), C-2 (commercial), C-3 (commercial), C-4 (commercial), M-1 (light manufacturing), M-2 (heavy manufacturing) and M-3 (unrestricted manufacturing);

6. Height of sign shall be limited to no more than the height permitted for freestanding signs on the lot;
7. Sign to be displayed for a cumulative total of no more than one hundred twenty days during any one calendar year;
8. Maximum duration of a display at any one time shall be limited to thirty consecutive days;
9. Minimum of seven days between permitted displays;
10. Location of sign shall not restrict traffic visibility onto any portion of the street frontage;
11. No sign shall be located within twenty-five feet of any high voltage electrical overhead conductor (power line);
12. Sign shall be properly secured to its moorings and other anchoring devices in accordance with applicable provisions of the Recommended Industry Minimum Standards outlined by the Inflatable Advertising Dealers Association as determined by the Building Official;
13. Sign shall not block any interior trapdoor or scuttle cover that leads to the roof of a building, block any ingress into the building, obstruct any fire lane or fire protection apparatus, including but not limited to, fire hydrants and other fire protection connections.

G. Temporary active motion inflatable signs.

1. Permit: No.
2. Maximum of four signs per lot at any one time;
3. Signs shall be properly maintained in a safe condition at all times without ripping, tearing or other holes;
4. Sign shall be properly secured to its moorings and other anchoring devices in accordance with applicable provisions of the Recommended Industry Minimum Standards outlined by the Inflatable Advertising Dealers Association as determined by the Building Official; and,
5. Sign shall not block any interior trapdoor or scuttle cover that leads to the roof of a building, block any ingress into the building, obstruct any fire lane or fire protection apparatus, including but not limited to, fire hydrants and other fire protection connections.

Article V. Non-Commercial Sign Regulations

20.18.510 Non-commercial signs

Non-commercial signs shall be permitted in all zoning districts, provided such non-commercial signs shall not include those signs prohibited in Section 20.18.150 (Prohibited Signs) of the code. The area of such non-commercial messages located in zoning districts other than residential and apartment zoning districts shall be included in the determination of the total permitted sign area, number of signs and height regulations

of that district. Noncommercial messages located in residential or apartment zoning districts shall be limited to a combined total sign area of five square feet per common address, shall not require a permit, shall not exceed eight feet in height, and shall be located no more than five feet from the dwelling unit. This paragraph shall not apply to signs otherwise regulated in this chapter.

**APPENDIX C
MINIMUM PARKING REQUIREMENTS**

PARKING TABLE		Round Examples: A 200 SF building with a parking requirement of 1/500 SF GFA will require 200/500 =0.4 or no parking. A 250 SF building with a parking requirement of 1/500 SF GFA will require 250/500 =0.5 or 1 parking space. A 24,400 SF building with a parking requirement of 1/500 SF GFA will require 200/500 = 48.8 or 49 parking space.					
		Use Description					
1.00	Agricultural & Related Operations	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
1.01	Animal cemetery	1/200 sf GFA; min. 5	3 SPACES	None	Allowed	Allowed	2G
1.03	Animal kennel	1/500 sf GFA	3 SPACES	None	Allowed	Allowed	2G
1.04	Animal pound	1/500 sf GFA	3 SPACES	None	Allowed	Allowed	2G
1.05	Animal training facility (school)	1/500 sf GFA	3 SPACES	None	Allowed	Allowed	2G
1.06	Barn	None	None	None	Allowed	Allowed	2G
1.07	Composting facility	1/500 sf GFA	None	None	Allowed	Allowed	2G
1.08	Dude ranch	1/500 sf GFA	3 SPACES	None	Allowed	Allowed	2G
1.09	Farm (>5 acres)	1/1000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.11	Feed yard	1/1000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.12	Greenhouse (industrial-scale)	1/2000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.13	Harvesting (field, tree, bush crops)	None	None	None	Allowed	Allowed	2G
1.14	Livestock auction	1/1000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.15	Livestock grazing	None	None	None	Allowed	Allowed	2G
1.16	Nursery (industrial-scale)	1/1000 sf GFA of buildings	3 SPACES	None	Allowed	Allowed	2G
1.17	Pasturage & raising (small or large animals)	None	None	None	Allowed	Allowed	2G
1.18	Poultry hatchery	1/1000 sf GFA of buildings	None	None	Allowed	Allowed	2G
1.19	Produce stand	1/200 sf GFA	3 SPACES	None	Allowed	Allowed	2G
1.20	Raising (field, tree, bush crops)	None	None	None	Allowed	Allowed	2G
1.21	Raising (small or large animals)	1/300 sf GFA	None	None	Allowed	Allowed	2G
1.22	Riding academy	1/500 sf GFA	3 SPACES	None	Allowed	Allowed	2G
1.23	Stable (including breeding)	1/500 sf GFA	3 SPACES	None	Allowed	Allowed	2G
1.24	Veterinary treatment center (large animals)	1/400 sf GFA	3 SPACES	None	Allowed	Allowed	2G
1.25	Veterinary treatment center (small animals)	1/400 sf GFA	3 SPACES	None	Allowed	Allowed	2G
2.00	Commercial Storage & Processing	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
2.01	Automobile wrecking yard	1/400 sf GFA	None	1/acre, max 10	Allowed	Allowed	2C
2.02	Bottling works	1/500 sf GFA	NOTE 3	1/100,000 sf, min 1	Allowed	Allowed	2C
2.04	Contractor yard (greater than one acre)	1/1000 sf GFA of buildings	None	1/acre, max 10	Allowed	Allowed	2C
2.05	Contractor yard (less than one acre)	1/1000 sf GFA of buildings	None	One	Allowed	Allowed	2C
2.06	Explosives (storage)	1/1000 sf GFA	None	One	Allowed	Allowed	2C
2.07	Food Storage Locker	1/1000 sf GFA	NOTE 3	None	Allowed	Allowed	2C
2.08	Warehouse	1/400 sf GFA Office (located in proximity to offices), plus 1/5,000 sf GFA Warehouse (can include spaces in aisles between buildings)	NOTE 3	1/100,000 sf; min 1	Allowed	Allowed	2C
2.09	Liquified petroleum gas (storage & dispensing)	1/1000 sf GFA	None	Two	Allowed	Allowed	2C
2.12	Moving & storage facility	1/400 sf GFA office, plus 1/5,000 sf GFA warehouse	NOTE 3	1/100,000 sf; min 1	Allowed	Allowed	2C
2.13	Office warehouse	1/400 sf GFA office, plus 1/5,000 sf GFA warehouse	NOTE 3	1/100,000 sf; min 1	Allowed	Allowed	2C
2.14	Salvage yard (scrap materials)	1/1000 sf GFA	None	1/acre, max 10	Allowed	Allowed	2C
2.15	Self storage warehouse	1/400 sf GFA office (located in proximity to offices), plus 1/5,000 sf GFA warehouse (can include spaces in aisles between buildings)	NOTE 3	1/100,000 sf; min 1	Allowed	Allowed	2C
2.16	Storage of supplies, equipment, goods	1/5,000 sf GFA warehouse plus 1/5,000 sf outdoor storage	None	1/100,000 sf; min 1	Allowed	Allowed	2C

07 OCT -1 PM 12:00
CITY CLERK DEPT.

**APPENDIX C
MINIMUM PARKING REQUIREMENTS**

3.00	Educational, Institutional & Social	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
3.01	Adult day care center	1/500 sf GFA	NOTE 3	None	Not Allowed	Not Allowed	2A,B
3.02	Art gallery	1/1000 sf GFA	NOTE 3	Over 20,000 sf GFA = 1	Allowed	Allowed	2A,B
3.03	Child care facility, Type 3	3 spaces	NOTE 3	None	Allowed	Allowed	2A,B
3.04	Child care facility, Type 4	3 spaces	NOTE 3	None	Allowed	Allowed	2A,B
3.05	Child care facility, Type 5	1/500 sf GFA, plus 5 spaces	NOTE 3	None	Allowed	Allowed	2A,B
3.07	Child care facility, Type 7	1/500 sf GFA, plus 5 spaces	NOTE 3	None	Allowed	Allowed	2A,B
3.09	Church/Mosque	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	Allowed	2A,B
3.10	Community center	1/300 sf GFA; 10 minimum	NOTE 3	None	Not Allowed	Allowed	2A,B
3.11	Convent	0.5/resident/bedroom	NOTE 3	None	Allowed	Allowed	2A,B
3.12	Correctional facility	NOTE 1	None	NOTE 1	Not Allowed	Not Allowed	2A,B
3.13	Library	1/300 sf GFA	NOTE 3	20,000 - 100,000 sf GFA = 1; over 100,000 sf GFA = 2	Allowed	Allowed	2A,B
3.14	Lodge	1/300 sf GFA	NOTE 3	None	Allowed	Allowed	2A,B
3.15	Monastery	0.5/resident/bedroom	NOTE 3	None	Allowed	Allowed	2A,B
3.16	Museum	1/1000 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	Allowed	2A,B
3.17	Orphanage, shelter	NOTE 1	NOTE 3	None	Not Allowed	Allowed	2A,B
3.18	Penal facility	NOTE 1	None	Two	Not Allowed	Not Allowed	2A,B
3.19	School, Public, & Private or Parochial	2/1000 sf GFA	NOTE 3	Up to 25,000 sf GFA = 1; Over 25,000 sf GFA = 2	Allowed	Allowed	2A,B
3.20	School, public, private or parochial (Pre-K through 8)	1/1000 sf GFA	NOTE 3	Over 25,000 sf GFA = 1	Allowed	Allowed	2A,B
3.21	School, Trade	1/200 sf GFA	NOTE 3	None	Allowed	Allowed	2A,B
3.22	School, vocational B77	1/200 sf GFA	NOTE 3	None	Allowed	Allowed	2A,B
3.23	Social, fraternal club	1/300 sf GFA	NOTE 3	None	Allowed	Allowed	2A,B
3.24	Synagogue	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	Allowed	2A,B
3.25	Temple	1/100 sf GFA of auditorium; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	Allowed	2A,B
3.26	Union hall	1/300 sf GFA	NOTE 3	None	Allowed	Allowed	2A,B
3.27	University, college	Dorms = 1/2 residents; Gyms = 1/400 sf GFA; Admin/Offices = 1/300 sf GFA; Classroom Facilities = 1/500 sf GFA	NOTE 3	1/50000 sf up to 400,000 sf, plus 1/100,000 sf over 400,000 sf	Allowed	Allowed	2A,B
3.28	Youth organization (with/without living facility)	1/500 sf GFA	NOTE 3	None	Allowed	Allowed	2A,B
4.00	Office & Research Services	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
4.01	Automated Teller Machine (ATM)	None	None	None	Not Allowed	Not Allowed	2A,B
4.02	Bank	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	Allowed	2A,B
4.03	Courier & message service	1/400 sf GFA	NOTE 3	None	Not Allowed	Allowed	2A,B
4.04	Credit union	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	Allowed	2A,B
4.05	Data processing center	1/400 sf GFA	NOTE 3	None	Allowed	Allowed	2A,B
4.06	Employment agency	1/400 sf GFA	NOTE 3	None	Allowed	Allowed	2A,B
4.07	Financial institution	1/200 sf GFA; plus 5 queue spaces per teller window	NOTE 3	None	Not Allowed	Allowed	2A,B
4.08	Office, administrative/ manager's	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	Allowed	2A,B
4.09	Office, business	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	Allowed	2A,B
4.10	Office, medical	1/200 sf GFA	NOTE 3	1/200,000 sf GFA	Not Allowed	Allowed	2A,B
4.11	Office, professional	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	Allowed	2A,B
4.12	Radio broadcasting studio	1/400 sf GFA	NOTE 3	None	Allowed	Allowed	2A,B
4.13	Research Laboratory	1/400 sf GFA	NOTE 3	1/200,000 sf GFA	Allowed	Allowed	2A,B
4.14	School, Arts & Crafts	1/200 sf GFA	NOTE 3	None	Allowed	Allowed	2A,B
4.15	Studio, Dance	1/400 sf GFA	NOTE 3	None	Allowed	Allowed	2A,B

CITY CLERK DEPT.
07001-1 P12:00

**APPENDIX C
MINIMUM PARKING REQUIREMENTS**

4.16	Studio, Music	1/400 sf GFA	NOTE 3	None	Allowed	Allowed	2A,B
4.17	Studio, Photography	1/400 sf GFA	NOTE 3	None	Allowed	Allowed	2A,B
4.18	Telemarketing agency	1/200 sf GFA	NOTE 3	None	Not Allowed	Not Allowed	2A,B
4.19	Television broadcasting studio	1/400 sf GFA	NOTE 3	None	Allowed	Allowed	2A,B
					Gravel Screen Parking		
5.00	Manufacturing, Processing & Assembling	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Required	Excess	Notes
5.01	Minimal Food Manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.02	Animal slaughter & processing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.03	Apparel manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.04	Beverage product manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.05	Bread & bakery product manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.06	Brewery	1/600 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.07	Chemical manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.08	Coal products manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.09	Commercial & service industry manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.11	Computer product manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.12	Dairy Product Manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.13	Electronic product manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.14	Fabricated metal product manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.15	Food manufacturing, other	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.17	Grain & oil seed milling	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.18	Household product manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.19	Leather & allied product manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.20	Machinery manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.21	Nonmetallic mineral product manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.22	Paper products manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.23	Petroleum products manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.24	Plastic products manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.25	Primary metal manufacturing	1/1,500 sf GFA	None	1/50,000 sf GFA	Allowed	Allowed	2C
5.26	Recycling collection facility (large)	1/1,000 sf GFA	3 SPACES	1/50,000 sf GFA	Allowed	Allowed	2C
5.27	Recycling collection facility (small)	1/1,000 sf GFA	3 SPACES	None	Allowed	Allowed	2C
5.28	Reverse vending machines	One	None	None	Allowed	Allowed	2C
5.29	Rubber product manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.30	Seafood product preparation & processing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.31	Sugar & confectionery product manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.32	Testing laboratory	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Allowed	Allowed	2C
5.33	Textile mill	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.34	Textile product mill	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.35	Tobacco product manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.36	Transportation equipment manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
5.37	Wood products manufacturing	1/1,500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
					Gravel Screen Parking		
6.00	Medical & Related Uses	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Required	Excess	Notes
6.01	Assisted living facility (elderly)	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.02	Clinic	1/250 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.03	Convalescent home	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.04	Drug store	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	Allowed	2I, C
6.05	Hospital	1/400 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	Allowed	2I, C
6.06	Intermediate care facility (elderly)	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.07	Medical laboratory	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.08	Medical treatment facility	1/400 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.09	Nursing home	1/3 patient unit	NOTE 3	1/100,000 sf GFA	Not Allowed	Allowed	2I, C
6.10	Optical dispensary	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	Allowed	2I, C
6.11	Pharmacy	1/250 sf GFA	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	Allowed	2I, C
6.12	Rest home	1/3 patient unit	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	Allowed	2I, C
6.13	Sanitarium	1/3 patient unit	NOTE 3	Over 25,000 sf GFA = one	Not Allowed	Allowed	2I, C

07 OCT - 1 PM 12:00
CITY CLERK DEPT.

**APPENDIX C
MINIMUM PARKING REQUIREMENTS**

7.00	Mining & Quarrying Operations	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
7.01	Batching plant	None	None	None	Allowed	Allowed	2F
7.02	Borrow pit (commercial)	None	None	None	Allowed	Allowed	2F
7.03	Drilling gas well	None	None	None	Allowed	Allowed	2F
7.04	Drilling oil well	None	None	None	Allowed	Allowed	2F
7.05	Quarry	None	None	None	Allowed	Allowed	2F
7.06	Raw material processing	None	None	None	Allowed	Allowed	2F
7.07	Sand & gravel extraction	None	None	None	Allowed	Allowed	2F
7.08	Shaft mining	None	None	None	Allowed	Allowed	2F
7.09	Strip mining	None	None	None	Allowed	Allowed	2F
8.00	Motor Vehicle Sale & Service	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
8.01	Ambulance service	1/400 sf of GFA of buildings; plus 1/ambulance	3 SPACES	None	Not Allowed	Allowed	2C
8.02	Automobile (sales, service, storage & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Not Allowed Storage Only	Not Allowed Storage Only	2C
8.03	Automobile part sales	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Not Allowed	Allowed	2C
8.05	Automotive repair garage	3/each service bay not counting service bays as parking spaces	3 SPACES	None	Not Allowed	Not Allowed	2C
8.06	Automotive service station	3/each service bay not counting service bays as parking spaces	3 SPACES	None	Not Allowed	Not Allowed	2C
8.07	Boat, boat-trailer (sales, service, storage & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	Allowed	2C
8.08	Bus (sales, service, storage & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	Allowed	2C
8.09	Carwash, full-service	1/400 sf of GFA of buildings; includes parking in queue line	3 SPACES	None	Not Allowed	Not Allowed	2C
8.10	Carwash, self-service	1/400 sf of GFA of buildings; includes parking in bays	3 SPACES	None	Not Allowed	Not Allowed	2C
8.11	Commercial fueling station	1/250 sf of GFA of buildings; not counting parking in fueling areas	3 SPACES	None	Not Allowed	Not Allowed	2C
8.12	Contractor equipment (sales, storage, repair & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	Allowed	2C
8.13	Farm equipment (sales, storage, repair & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	Allowed	2C
8.14	Heavy equipment (sales, storage, repair & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	Allowed	2C
8.15	Heavy truck (sales, storage, repair & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Allowed	Allowed	2C
8.16	Light truck (sales, service, storage & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	One	Not Allowed for Sales, Service or Rental	Not Allowed for Sales, Service or Rental	2C
8.17	Light truck part sales	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Not Allowed	Allowed	2C
8.18	Manufactured home (sales, display & repair)	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	Allowed	2C
8.19	Mobile home (sales, display & repair)	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	Allowed	2C
8.20	Motor Vehicle Repair (Major)	3/each service bay not counting bays as parking spaces	3 SPACES	None	Not Allowed	Not Allowed	2C

07 OCT -1, PM 12:00
CITY CLERK DEPT.

**APPENDIX C
MINIMUM PARKING REQUIREMENTS**

8.21	Motor Vehicle Repair (Minor, Vehicle Inspections Station)	3/each service bay not counting service bays as parking spaces	3 SPACES	None	Not Allowed	Allowed	2C
8.22	Motorcycle (sales, service, storage & rental)	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Not Allowed for Sales, Service or Rental	Not Allowed for Sales, Service or Rental	2C
8.23	Recreation vehicle park	1/400 sf of GFA of buildings; plus stall parking areas	3 SPACES	None	Allowed	Allowed	2C
8.24	Trailer, 18-wheeler (sales, display & repair)	1/400 sf of GFA of buildings; plus merchandise parking areas	3 SPACES	None	Allowed	Allowed	2C
8.25	Truck stop	1/500 sf GFA all buildings	3 SPACES	None	Not Allowed	Not Allowed	2C
9.00	Parking & Loading	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
9.01	Garage, parking (commercial)	Not applicable	NOTE 3	Not applicable	Not Allowed	Not Allowed	N/A
9.02	Garage, parking (community)	Not applicable	NOTE 3	Not applicable	Not Allowed	Not Allowed	N/A
9.03	Garage, parking (private)	Not applicable	NOTE 3	Not applicable	Not Allowed	Allowed	N/A
9.04	Loading spaces (serving another property)	Not applicable	Not applicable	Not applicable	Not Allowed	Allowed	N/A
9.05	On-site loading spaces	Not applicable	Not applicable	Not applicable	Not Allowed	Allowed	N/A
9.06	On-site parking spaces	Not applicable	Not applicable	Not applicable	Not Allowed	Allowed	N/A
9.08	Parking spaces (serving another property)	Not applicable	Not applicable	Not applicable	Allowed	Allowed	Dependent upon use
10.00	Personal Services	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
10.01	Barber shop	1/250 sf GFA	NOTE 3	None	Allowed	Allowed	2C
10.02	Beauty salon	1/250 sf GFA	NOTE 3	None	Allowed	Allowed	2C
10.03	Cemetery	1/200 sf GFA of buildings	3 SPACES	One	Allowed	Allowed	2C
10.04	Crematorium	1/400 sf GFA of buildings	None	one	Allowed	Allowed	2C
10.05-07	Dry-cleaners, shop/commercial	1/250 sf GFA	NOTE 3	None	Not Allowed	Allowed	2C
10.08	Extermination Services	1/250 sf GFA	3 SPACES	None	Allowed	Allowed	2C
10.09	Funeral home	1/100 sf GFA of auditorium and visitors areas	3 SPACES	None	Allowed	Allowed	2C
10.11	Laundromat, laundry	1/200 sf of GFA	NOTE 3	None	Not Allowed	Allowed	2C
10.12	Laundry (commercial)	1/200 sf floor area	NOTE 3	One	Not Allowed	Allowed	2C
10.13	Locksmith	1/250 sf GFA	NOTE 3	None	Not Allowed	Allowed	2C
10.15	Mausoleum	1/400 sf GFA of buildings	3 SPACES	One	Allowed	Allowed	2C
10.16	Mortuary	1/100 sf GFA of auditorium and visitors areas	3 SPACES	None	Allowed	Allowed	2C
10.17	Photofinishing lab	1/250 sf GFA	NOTE 3	None	Allowed	Allowed	2C
10.18	Shoe repair shop	1/250 sf GFA	NOTE 3	None	Allowed	Allowed	2C
10.19	Tattoo parlor	1/250 sf GFA	NOTE 3	None	Allowed	Allowed	2C
10.20	Taxidermist	1/250 sf GFA	NOTE 3	None	Allowed	Allowed	2C
11.00	Recreation Amusement & Entertainment	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
11.01	Adult motion picture theatre	1/100 sf GFA	NOTE 3	None	Not Allowed	Allowed	2D
11.02	Amusement game complex (indoor)	1/200 sf GFA	NOTE 3	1/50,000 sf GFA of buildings	Allowed	Allowed	2D
11.03	Amusement park (indoor & outdoor)	1/1000 sf GFA of indoor & outdoor rec areas	NOTE 3	1/50,000 sf GFA of indoor & outdoor rec areas	Allowed	Allowed	2D
11.04	Athletic facility (indoor)	1/500 sf GFA	NOTE 3	None	Allowed	Allowed	2D
11.05	Athletic facility (outdoor)	1/500 sf GFA of buildings, pools and courts	NOTE 3	None	Allowed	Allowed	2D
11.06	Ballroom	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas	NOTE 3	One	None	None	2D
11.07	Billiard and pool hall	1/250 sf GFA	NOTE 3	None	Allowed	Allowed	2D

07/07/11 PM 2:00
CITY CLERK DEPT.

**APPENDIX C
MINIMUM PARKING REQUIREMENTS**

11.08	Bingo hall	1/100 sf GFA of assembly area; plus 1/200 sf GFA of other areas	NOTE 3	None	Allowed	Allowed	2D
11.09	Bowling alley	4/lane plus 1/200 sf GFA of non-bowling accessory uses	NOTE 3	One	Allowed	Allowed	2D
11.10	Campground	1/400 sf GFA of buildings; not counting camping unit spaces	None	None	Allowed	Allowed	2D
11.11	Coliseum	1/50 sf GFA	NOTE 3	1/100,000 sf	Allowed	Allowed	2D
11.12	Community recreational building	1/400 sf GFA	NOTE 3	None	Allowed	Allowed	2D
11.13	Convention center	1/400 sf GFA	NOTE 3	1/100,000 sf	Allowed	Allowed	2D
11.14	Dancehall	1/50 sf of GFA	NOTE 3	One	Allowed	Allowed	2D
11.15	Exercise facility (indoor)	1/200 sf GFA	NOTE 3	One	Allowed	Allowed	2D
11.16	Exhibition hall	1/50 sf GFA	NOTE 3	1/100,000 sf	Allowed	Allowed	2D
11.17	Fairground	1/1000 sf GFA	NOTE 3	1/100,000 sf	Allowed	Allowed	2D
11.18	Gambling casino	1/50 sf of GFA	NOTE 3	1/100,000 sf	Allowed	Allowed	2D
11.19	Go-cart track	1/1000 sf outdoor rec area; & 1/200 sf GFA of buildings	NOTE 3	None	Allowed	Allowed	2D
11.20	Golf course (with/without restaurant & bar)	1/200 sf GFA meeting rooms; plus 1/100 sf GFA restaurant and bar areas; plus 1/400 sf GFA of other areas	NOTE 3	None	Allowed	Allowed	2D
11.22	Golf driving range	1/tee space plus 1/200 sf GFA of buildings	NOTE 3	None	Allowed	Allowed	2D
11.23	Ice skating facility	1/300 sf GFA	NOTE 3	None	Allowed	Allowed	2D
11.24	Lazer games center	1/300 sf GFA	NOTE 3	None	Allowed	Allowed	2D
11.25	Miniature golf course	1/hole	NOTE 3	None	Allowed	Allowed	2D
11.26	Movie theatre (indoor)	1/4 seats	NOTE 3	None	Not Allowed	Not Allowed	2D
11.27	Movie theatre, drive-in (outdoor)	1.0/speaker station	None	None	Allowed	Allowed	2D
11.28	Nightclub, bar, cocktail lounge	1/100 sf GFA	NOTE 3	None	Allowed	Allowed	2D
11.29	Nude live entertainment club	1/100 sf GFA	NOTE 3	None	Allowed	Allowed	2D
11.30	Paint ball center (indoor)	1/300 sf GFA	NOTE 3	None	Allowed	Allowed	2D
11.31	Paint ball center (outdoor)	1/1000 sf outdoor rec area; & 1/200 sf GFA of buildings	NOTE 3	None	Allowed	Allowed	2D
11.32	Park,	2 per acre of outdoor rec. area. EXCEPTION: Off-street parking is not required for parks 2.1 to 5 acres in size where adequate on-street parking is available immediately adjacent to the Park.	WITH RECREATIONAL BUILDING 10 SPACES MINIMUM. WITHOUT BUILDING 5 MINIMUM	None	Allowed	Allowed	2D
11.33	Racetrack, auto or truck	1/5 seats for stands	NOTE 3	1/25,000 sf GFA	Allowed	Allowed	2D
11.34	Racetrack, motorcycle	1/5 seats for stands	NOTE 3	1/25,000 sf GFA	Allowed	Allowed	2D
11.35	Racquetball club (indoor) (with/without restaurant & bar)	1/400 sf GFA	NOTE 3	None	Not Allowed	Allowed	2D
11.36	Racquetball club (outdoor) (with/without restaurant & bar)	1/400 sf GFA of buildings & courts	NOTE 3	None	Not Allowed	Allowed	2D
11.37	Roller skating facility	1/300 sf GFA	NOTE 3	None	Not Allowed	Allowed	2D
11.38	Sauna, exercise room	None	NOTE 3	None	Not Allowed	Allowed	2D
11.39	Shooting range, archery, gun (indoor)	1/shooting station	NOTE 3	None	Not Allowed	Allowed	2D
11.40	Shooting range archery or gun (outdoor)	1/shooting station	None	None	Not Allowed	Allowed	2D
11.41	Skateboarding facility (indoor)	1/500 sf GFA	NOTE 3	None	Not Allowed	Allowed	2D
11.42	Skateboarding facility (outdoor)	1/1000 sf outdoor rec area	NOTE 3	None	Not Allowed	Allowed	2D
11.44	Sports arena/Stadium	1/5 seats in main arena	NOTE 3	1/100,000 sf; min one	Not Allowed	Allowed	2D
11.45	Swimming pool (commercial)	1/300 sf GFA pool areas & buildings	NOTE 3	None	Not Allowed	Allowed	2D
11.46	Tennis club (indoor) (with/without restaurant & bar)	3/court	NOTE 3	None	Not Allowed	Allowed	2D
11.47	Tennis club (outdoor) (with/without restaurant & bar)	3/court	NOTE 3	None	Not Allowed	Allowed	2D
11.48	Theatre, performing	1/4 seats or 1/100 sf of floor area	NOTE 3	1/100,000 sf; min 2	Not Allowed	Allowed	2D
11.49	Tramway	20 spaces/use	NOTE 3	None	Allowed	Allowed	2D

CITY CLERK DEPT.
07001-1 PM12:01

**APPENDIX C
MINIMUM PARKING REQUIREMENTS**

12.00	Repair & Service	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
12.01	Commercial equipment repair	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	Allowed	2C
12.02	Electronic equipment repair	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	Allowed	2C
12.03	Household goods repair	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	Allowed	2C
12.04	Industrial equipment repair	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	Allowed	2C
12.05	Personal goods repair	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	Allowed	2C
12.06	Precision equipment repair	1/300 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	Allowed	2C
13.00	Residential	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
13.01	Animals, keeping for enjoyment purposes, non-commercial	None	None	None	Allowed	Allowed	N/A
13.02	Apartments (5 or more units)	0.7/elderly apt; 1.5/one bedroom apt	1/efficiency apt; 2/two or more bedroom apt	NOTE 3	None	None	2C
13.03	Bed and Breakfast (residence)	1/rented bedroom plus number required for operator's residence		None	None	None	2C
13.04	Bed and Breakfast Inn	1/rented bedroom plus number required for operator's residence		None	None	None	2C
13.05	Boarding house	1/2 rented bedroom plus number required for operator's residence		NOTE 3	None	None	2C
13.06	Congregate home	1/guest room plus number required for operator's residence		NOTE 3	None	None	2H
13.07	Domestic garden house, toolhouse, playhouse	None		None	None	None	2H
13.08	Domestic storage	None		None	None	None	2H
13.09	Duplex (two-family dwelling)	2/dwelling unit		None	None	None	2H
13.10	Dwelling, resident watchman or property caretaker	2/dwelling unit		None	None	None	2H
13.11	Family home	1/3 resident bedrooms plus number required for operator's residence		None	None	None	2H
13.12	Guest, employee quarters	2/dwelling unit		None	None	None	2H
13.13	Home occupation uses (City licensed)	Number required for HO use plus spaces required for the dwelling unit		None	None	None	2H
13.14	Home occupation uses (non-City licensed)	1 plus spaces required for the dwelling unit		None	None	None	2H
13.15	Hotel	0.8/rental room; plus 1/800 sf of public meeting and restaurant space		3 SPACES	1/100,000 sf GFA	None	2C
13.16	HUD-Code Manufactured Home	2/dwelling unit		None	None	None	2H
13.17	HUD-Code Manufactured Home Park	2 for office and laundry building; plus number required		None	None	None	2H
13.18	Industrialized House	2/dwelling unit in each unit		None	None	None	2H
13.19	Laundry room	None		None	None	None	N/A
13.20	Live-work flex unit	Number required for work unit plus number required for the dwelling unit		None	None	None	Dependent upon use
13.21	Lodging house	1/2 rented bedroom plus number required for operator's residence		3 SPACES	None	None	2C
13.22	Manufactured home (single-family dwelling)	2/dwelling unit		None	None	None	2H
13.23	Manufactured home park	2 for office and laundry building; plus number required in each unit		None	None	None	2C
13.24	Motel	0.8/rental room; plus 1/800 sf of public meeting and restaurant space		3 SPACES	1/100,000 sf GFA	None	2C
13.25	Quadraplex	2/dwelling unit		None	None	None	2H
13.26	Ranch (Greater than 5 acres)	1/1000 sf GFA		None	None	None	2G
13.27	Ranchette (>1 acre & <5 acres)	2/dwelling unit		None	None	None	2G
13.28	Rooming house	1/2 rented bedroom plus number required for operator's residence		3 SPACES	None	None	2C
13.30	Single-family attached dwelling (atrium, patio, townhouse)	2/dwelling unit		None	None	None	2H
13.31	Single-family detached dwelling	2/dwelling unit		None	None	None	2H

07061 4 0112-01
CITY CLERK DEPT.

**APPENDIX C
MINIMUM PARKING REQUIREMENTS**

13.32	Swimming pool, game court (non-commercial)	None	None	None	Allowed	Allowed	2H
13.33	Triplex	2/dwelling unit	None	None	Allowed	Allowed	2H
14.00	Sales, Retail & Wholesale	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
14.01	Adult book store	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.02	Bakery	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.03	Book store	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.04	Boutique	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.05	Cafeteria	1/100 sf GFA	NOTE 3	1/100,000 sf GFA	Not Allowed	Allowed	2C
14.07	Coin-operated vending machines (indoor)	None	None	None	Allowed	Allowed	2C
14.08	Convenience store	1/300 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.09	Convenience store with gas pumps	1/250 sf GFA of building; not counting spaces at the pumps	3 SPACES	1/50,000 sf GFA	Allowed	Allowed	2C
14.10	Delicatessen	1/100 sf GFA	NOTE 3	None	Allowed	Allowed	2C
14.12	Farm supply store	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.13	Feed dealer	1/500 sf GFA	3 SPACES	1/50,000 sf GFA	Allowed	Allowed	2C
14.14	Flea market (indoor)	1/250 sf GFA	NOTE 3	None	Allowed	Allowed	2C
14.15	Flea market (outdoor)	2/food vendor stalls plus 1/other vendor stalls (not counting the stall space)	NOTE 3	None	Allowed	Allowed	2C
14.16	Flower shop	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.17	Grocery	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.18	Hobby store	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.19	Home Improvement Center	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.20	Ice cream parlor	1/100 sf GFA	NOTE 3	None	Allowed	Allowed	2C
14.21	Material sales(building & construction)	1/500 sf GFA of buildings and roofed strutures	NOTE 3	1/50,000 sf GFA of buildings and roofed structures	Allowed	Allowed	2C
14.22	Music Store	1/250 sf GFA	NOTE 3	None	Allowed	Allowed	2C
14.23	Newspaper Printing Facility	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.24	Nursery, greenhouse	1/500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
		1/250 sf GFA	NOTE 3	1/50,000 sf GFA			
14.25	Other retail establishment (high-volume)				Allowed	Allowed	2C
14.26	Other retail establishment (low-volume)	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.27	Other wholesale establishment (high-volume)	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.28	Other wholesale establishment (low-volume)	1/1500 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.29	Package liquor store	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.30	Pawn shop	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.31	Pet shop (including grooming)	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.32	Print & copy shop	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.33	Produce stand	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.34	Restaurant (drive-in or walk-up)	1/100 sf GFA	NOTE 3	None	Not Allowed	Allowed	2C
14.35	Restaurant (sit down)	1/100 sf GFA	NOTE 3	None	Allowed	Allowed	2C
14.36	Shopping center, community	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	Allowed	2C
14.37	Shopping center (regional)	1/270 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	Allowed	2C
14.38	Snow cone, shaved ice stand or trailer	1/250 sf GFA	None	1/50,000 sf GFA	Not Allowed	Allowed	2C
14.39	Specialty shop	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.40	Sporting goods store	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Allowed	Allowed	2C
14.41	Supermarket	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	Allowed	2C
14.42	Superstore	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	Allowed	2C
14.43	Warehouse club	1/250 sf GFA	NOTE 3	1/50,000 sf GFA	Not Allowed	Allowed	2C
15.00	Signs	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
15.01	On-premise advertising	None	None	None	Allowed	Allowed	N/A
15.02	Off-premise advertising	None	None	None	Allowed	Allowed	N/A

07 OCT -4 PM 12:01
CITY CLERK DEPT.

**APPENDIX C
MINIMUM PARKING REQUIREMENTS**

16.00	Temporary Uses	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
16.01	Amusement rides, park	1/1000 sf of gross outdoor & indoor rec areas	None	1/100,000 sf of gross outdoor & indoor rec areas	Allowed	Allowed	2E
16.02	Borrow pit (related to construction operations)	None	None	None	Allowed	Allowed	2E
16.03	Christmas tree stand	1/250 sf GFA of product display/storage	None	None	Allowed	Allowed	2E
16.04	Circus	1/1000 sf of gross outdoor & indoor rec areas	None	1/100,000 sf of gross outdoor & indoor rec areas	Allowed	Allowed	2E
16.05	Concrete mixing or batching plant	None	None	None	Allowed	Allowed	2E
16.06	Firewood sales	1/1000 sf of gross storage and sales areas	None	None	Allowed	Allowed	2E
16.07	Garage sales	None	None	None	Allowed	Allowed	2E
16.08	Mobile office/storage unit (related to const operations)	None	None	None	Allowed	Allowed	2E
16.09	Mobile office/storage unit (related to sales or rental)	1/400 GFA	None	None	Allowed	Allowed	2E
16.10	Model dwelling	2/unit	None	None	Allowed	Allowed	2E
16.11	Carnival	1/1000 sf of gross outdoor & indoor rec areas	None	1/100,000 sf of gross outdoor & indoor rec areas	Allowed	Allowed	2E
16.12	Pumpkin stand/other temporary sales	1/250 sf GFA of product display/storage	None	None	Allowed	Allowed	2E
16.13	Recycling collection facility (small)	None	None	None	Allowed	Allowed	2E
16.13	Sales stands (ranch & farm products)	None	None	None	Allowed	Allowed	2E
16.17	Tents (special events)	1/250 sf GFA of product display/storage	None	None	Allowed	Allowed	2E
16.18	Yard sale	None	None	None	Allowed	Allowed	2E
17.00	Towers & Related Structures	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
17.01	Amateur & CB radio stations (federally licensed)	None	None	None	Allowed	Allowed	N/A
17.02	Cellular telecommunication antenna, facility-mounted	None	None	None	Allowed	Allowed	N/A
17.03	Cellular telecommunication antenna, ground-mounted	None	None	None	Allowed	Allowed	2C
17.04	Cellular telecommunication antenna, roof-mounted	None	None	None	Allowed	Allowed	N/A
17.05	Radio broadcasting antenna	None	None	None	Allowed	Allowed	N/A
17.06	Radio receiving station (residential-type)	None	None	None	Allowed	Allowed	N/A
17.07	Satellite receiving dish, antenna	None	None	None	Allowed	Allowed	N/A
17.08	Solar conversion systems	None	None	None	Allowed	Allowed	N/A
17.09	Television broadcasting antenna	None	None	None	Allowed	Allowed	N/A
17.10	Television receiving station (residential-type)	None	None	None	Allowed	Allowed	N/A
17.11	Wind-driven electrical generator, pump	None	None	None	Allowed	Allowed	N/A
18.00	Transportation Related Uses	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
18.01	Airpad	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application	2F
18.02	Airport	NOTE 1	NOTE 3	NOTE 1	Subject to Application	Subject to Application	2F

CITY CLERK DEPT.
07001 4 1112 01

**APPENDIX C
MINIMUM PARKING REQUIREMENTS**

18.03	Auxiliary rail facilities	None	None	None	Subject to Application	Subject to Application	2F
18.04	Auxiliary tracks	None	None	None	Subject to Application	Subject to Application	2F
18.05	Diesel maintenance facility	None	None	None	Subject to Application	Subject to Application	2F
18.06	Heliport	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application	2F
18.07	Helistop	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application	2F
18.08	Interlocking tower	None	None	None	Subject to Application	Subject to Application	2F
18.09	Intermodal facility	NOTE 1	NOTE 3	NOTE 1	Subject to Application	Subject to Application	2F
18.10	Motor carrier terminal	NOTE 1	NOTE 3	NOTE 1	Subject to Application	Subject to Application	2F
18.11	Passenger station	NOTE 1	None	NOTE 1	Subject to Application	Subject to Application	2F
18.12	Railroad R.O.W.	None	None	None	Subject to Application	Subject to Application	2F
18.13	Railroad repair shop	None	None	None	Subject to Application	Subject to Application	2F
18.14	Railroad spur tracks	None	None	None	Subject to Application	Subject to Application	2F
18.15	Railyard	None	None	None	Subject to Application	Subject to Application	2F
18.16	Transportation terminal, Type A	NOTE 1	NOTE 3	NOTE 1	Subject to Application	Subject to Application	2F
18.17	Transportation terminal, Type B	NOTE 1	NOTE 3	NOTE 1	Subject to Application	Subject to Application	2F
19.00	Utility & Miscellaneous Governmental Facilities	Automobile & Light Truck	Bicycle	Heavy Truck Trailer	Gravel Screen Parking		
					Required	Excess	Notes
19.01	Communication utility facility	NOTE 1	NOTE 3	None	Subject to Application	Subject to Application	2F
19.03	Governmental use, building	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Number required for specific use(s) in this Chart	Subject to Application	Subject to Application	2F
19.04	Major utility facility	NOTE 1	NOTE 3	None	Subject to Application	Subject to Application	2F
19.05	Minor utility facility	None	None	None	Subject to Application	Subject to Application	2F
19.06	Resource recovery plant	None	None	None	Subject to Application	Subject to Application	2F
19.07	Sanitary landfill	None	None	None	Subject to Application	Subject to Application	2F
19.08	Stormwater retention basin (public/private)	None	None	None	Subject to Application	Subject to Application	2F
19.09	Utility storage yard	None	None	None	Subject to Application	Subject to Application	2F
19.10	Water & wastewater utility facility	NOTE 1	NOTE 3	None	Subject to Application	Subject to Application	2F

07 OCT -11 PM 12:01
CITY CLERK DEPT.

**APPENDIX C
MINIMUM PARKING REQUIREMENTS**

NOTE 1: TO BE DETERMINED BY THE ZONING ADMINISTRATOR USING NATIONALLY RECOGNIZED STANDARDS	
NOTE 2: FOR SPECIFIC REQUIREMENTS BASED ON USE/ZON CRITERIA FOR SECTION 20.14.080:	
A. Office, Educational or Institutional less than or equal to 5000 SF building:	
	Gravel/screenings surfaced parking areas may be incorporated for the required parking reserved for use by employees and staff of in-store retail or Professional offices, for parking in excess of the required parking, and for required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided. In no case shall gravel/screening parking exceed 50% of the total required parking.
	The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the Director of Development Services; and signage shall be installed indicating "Parking For Employees, Staff, and/or Overflow Parking Only".
B. Office, Educational or Institutional greater than 5000 SF building	
	Gravel or screenings surfaced parking may be incorporated for parking in excess of the required parking only.
	The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the Director of Development Services; and signage shall be installed indicating "Overflow Parking Only".
	All access drives to required parking shall be hard surfaced.
C. Commercial/ Manufacturing/ Warehousing/ Storage/ Construction Yards/ and High Traffic Uses:	
	Gravel/screenings surfaces may be incorporated for parking in excess of the required parking, for employee parking, for the storage users of truck trailers, storage containers, equipment, supplies, materials, motor vehicles or recreational vehicles which are part of the business function of the facility or site; including transport drop-offs and stock-in-trade.
	All required parking for visitors, customers, employees, or patrons shall be hard surfaced.
	The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the Director of Development Services; and signage shall be installed indicating "Overflow Parking Only" or as appropriate.
	All access drives to required parking shall be hard surfaced.
	All Loading Docks and all other loading areas shall be hard surfaced
D. Recreation, Amusement, and Entertainment:	
	For outdoor facilities, gravel/screenings surfaces may be incorporated for required parking in accordance with the attached table (Section 20.14.080.C). For indoor facilities, gravel surface parking areas may be incorporated for parking in excess of the required parking, and for required parking where on-site ponding or permanent desilting basins are provided.
	Gravel/screenings surfaces may be incorporated for parking in excess of the required parking and for the storage of truck trailers, storage containers, equipment, supplies, materials, recreational vehicles that are part of the function of the facility.
	The perimeter of any gravel or screenings parking and drives areas shall be delineated by edging, curbing, abutting hard surface or other method as approved by the Director of Development Services.
	All access drives to required hard surfaced parking shall be hard surfaced.
E. Temporary Uses	
	Gravel/screenings surfaces may be incorporated for all required parking subject to review, approval, and conditions by the Development Services Director .
	Temporary uses with no parking requirements (i.e. construction areas, etc.) are exempt from parking surface requirements.
	The perimeter of any gravel or screenings parking and drive areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the Director of Development Services.
F. Utility, Miscellaneous and Governmental Facilities	
	Gravel/screenings surfaces may be incorporated for required and/or excess parking subject to review, approval, and conditions by the Development Services Director
	Temporary uses with no parking requirements (construction areas, etc) are exempt from parking surface requirements.
	Any gravel or screenings parking areas shall be delineated by edging, curbing, or abutting hard surface or other method as approved by the Director of Development Services.
G. Agricultural and related uses	
	Gravel/screenings surfaces may be incorporated for all required parking including truck trailers, storage containers, equipment, supplies, materials, recreational vehicles which is part of the business function of the facility as well as personal vehicles of the living quarters on the premises, and for parking in excess of the required parking.
H. Residential	
	Gravel/screenings surfaces may be incorporated for:

CITY CLERK DEPT.
07001-1112:01

**APPENDIX C
MINIMUM PARKING REQUIREMENTS**

1.	Required parking located at a distance no less than 20 feet from the front property line
2.	For required parking where on-site ponding (see Section 20.14.080.C.4) or permanent desilting basins are provided for the surface area of the gravel/screening parking area, and
3.	For all parking in excess of the required parking within side and rear yards.
The perimeter of any gravel or screenings parking areas shall be delineated by edging, curbing, abutting hard surfaces or other method as approved by the Director of Development Services.	
I. Non-Allowed Uses and Restrictions	
Gravel/screenings surfaces shall not be incorporated for either required or excess parking for motor vehicle sales except as allowed in other sections of this ordinance, for repair or dismantling uses, for storage of used drive train components other than tires, wheels or drive shafts, or for fueling or lubricating bays.	
Gravel/screenings surfaces shall not be incorporated for either required or excess parking for hospital or medical treatment uses with buildings greater than or equal to five thousand square feet (5000 SF).	
Gravel/screenings surfaces may be not be incorporated for either required or excess parking in excess of ninety-nine (99) spaces.	
No authorizations herein shall supersede state or federal requirements, restrictions, rules, or regulations.	
No parking is allowed on top of landscaping or areas not specifically designated for parking.	
Note: 3	
When the required automobile parking exceeds 60 spaces, 5% of the number required over 60 shall be added as required bicycle parking. This calculation shall be rounded up to the next whole number. The minimum number of bicycle spaces required regardless of the calculation shall be 3 and the maximum number of bicycle spaces required regardless of the calculation shall be 40.	

CITY CLERK DEPT.
07 OCT -1, PM 12:01

Policy Issues for LRC Consideration
Submitted by City Council, June 4-5, 2007

CITY CLERK DEPT.

07 OCT 16 AM 11:17

Code	Chapter	Issue	Staff Comment	LRC Action
Title 20 (Zoning)	Chapter 20.06 (Zoning Districts & Map)	Create new open space district or overlay designation to complement recommendations of the Parks & Open Space Plan	New Mixed Use Districts allow for Council to designate areas for Open Space with specific criteria; neighborhood conservancy overlay designation also allows for preservation opportunities as guided by a neighborhood plan	No change
	Chapter 20.06 (Zoning Districts & Map)	Create separate district for regulation of mobile home subdivisions and mobile home parks	Currently allowed in RMH and A-M zoning districts where these uses abut other residential uses; are permitted in commercial zones similar to other multi-family developments with supplemental use restrictions	No change
	Chapter 20.08 (Permissible Uses)	Evaluate mechanism to restrict expansion of churches, schools and other uses of public assembly that impact neighborhoods negatively	Needs legal guidance	Pending
	Chapter 20.12 (Density & Dimensional Standards)	Allow inclusionary zoning where upzonings to higher residential zoning by requiring a percentage of housing to affordable markets	Needs legal guidance	No change
	Chapter 20.14 (Off-Street Parking & Loading Regulations)	Adjust vehicle off-street parking requirements by land use to insure that policy direction to reduce spacing requirements for land consumption is met and mass transit alternatives are encouraged	Current regulations are minimum standards for uses as set by industry standards	No change
	Chapter 20.14 (Off-Street Parking & Loading Regulations)	Require bicycle requirements for all uses, set minimum spaces	Proposed regulations require bicycle parking for certain uses	Adjustments Made
	Chapter 20.14 (Off-Street Parking & Loading Regulations)	Evaluate requirement for structured parking versus surface parking for high demand uses	Needs legal guidance	No change
	Chapter 20.16 (Screening & Fencing Regulations)	Address screening requirements of more intensive governmental uses (both existing and proposed uses)	Inventory of existing City governmental uses required; assignment pending	Adjustments Made
	Chapter 20.18 (Sign Regulations)	Evaluate reductions in sign area and sign height for pole and monument signs; insure incentives are in place to encourage monument vs. pole signs	Current regulations have added new types of on-premise signage; incentives for use of monument vs. pole signs have been included, but height and size not a factor in all cases	Adjustments Made

**Policy Issues for LRC Consideration
Submitted by City Council, June 4-5, 2007**

Code	Chapter	Issue	Staff Comment	LRC Action
Title 5 (Business Taxes, Licensing & Regulations)	Chapter 5.30 (Flea Market Operator Permit)	Mechanism to require existing outdoor flea markets to comply with new Code provisions	Current regulations require operator's permit paid annually; new operator's application is required only for new or expanded facilities; needs legal guidance	No change
Title 5 (Business Taxes, Licensing & Regulations)	Chapter 5.30 (Flea Market Operator Permit)	Allow for automatic revocation of operator's permit for outdoor flea markets in non compliance; create standards for defining situations for automatic revocation, including appeal procedures	Current regulations allow City to suspend or revoke permit upon written notice by the Building Official; discretionary on when situations arise to level of permit revocation; needs legal guidance	No change
Title 18 (Building & Construction)	Add new chapter	Develop residential landscape regulations	Assignment pending	Pending
Title 9 (Health & Safety)	Chapter 9.10 (Mulberry Trees)	Revise regulations to remove prohibition on planting of mulberry trees	Policy direction pending	No change

CITY CLERK DEPT.
07 OCT -4 AM 11:47