

CHAPTER 30.12 – COMMERCIAL DISTRICTS

Sections:

- 30.12.010 – Purpose
- 30.12.020 – Commercial District Land Uses and Permit Requirements
- 30.12.030 – Commercial District General Development Standards
- 30.12.040 – Commercial District Additional Development Standards
- 30.12.050 – Commercial District Setback Requirements and Exceptions

30.12.010 – Purpose

A. C1 (Neighborhood Commercial) Zone.

The C1 zone is intended as a zone for small shopping centers, professional buildings, service centers and other commercial activities providing convenience goods and services to the surrounding residential neighborhood in conformance with the comprehensive general plan of the City. In order to maintain the health, safety and general welfare and assure compatibility with surrounding residential neighborhoods, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design.

B. C2 (Community Commercial) Zone.

The C2 zone is intended as a zone to accommodate shopping and convenience services for the community in conformance with the comprehensive general plan of the City. In order to maintain the health, safety and general welfare and assure compatibility with surrounding residential neighborhoods, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design.

C. C3 (Commercial Service) Zone.

The C3 Zone offers a full range of goods and services to the community located along commercial thoroughfares within the City in conformance with the comprehensive general plan. In order to maintain the health, safety and general welfare and assure compatibility with surrounding areas, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design.

D. CR (Commercial Retail) Zone.

The CR zone is intended as a zone to accommodate retail shopping and convenience services in the Montrose Shopping Park in conformance with the comprehensive general plan of the City. In order to maintain the health, safety and general welfare of the retail district and foster compatibility within the area, commercial uses and building heights shall be restricted.

E. CPD (Commercial Planned Development) Zone.

The purpose of the CPD commercial planned development zone is to establish permitted uses and regulations for developing the highest and best use of certain land areas in the City; to promote a desirable type of low profile commercial office building in an open space setting; to protect and enhance the quality of the residential living environment when adjacent to such properties and to

promote the public health, safety and general welfare of the affected properties and the community at large in conformance with the goals of the comprehensive general plan.

F. CH (Commercial Hillside) Zone.

The CH Zone offers a full range of goods and services to the community similar to the C3 Zone but located along commercial thoroughfares in hillside areas within the City in conformance with the comprehensive general plan and applicable community plans. In order to maintain the health, safety and general welfare and assure compatibility with surrounding areas, commercial uses and building heights shall be restricted and buffering techniques incorporated into the development design.

30.12.020 – Commercial District Land Uses and Permit Requirements

- A. Permitted primary uses and structures.** No building, structure or land shall be used and no building, structure or use in the commercial zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.12 – A.
- B. Conditional uses and structures.** The following uses and structures identified with a “C” in Table 30.12 – A may be permitted in the commercial zoning districts subject to approval of a conditional use permit (Section 30.42). The development standards of this zone shall apply except as otherwise provided herein.
- C. Temporary uses.** Temporary uses (identified with a “T” in Table 30.12 – A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.
- D. Permitted accessory uses and structures.** Accessory uses, buildings and structures shall be permitted in zones identified with a “P” in Table 30.12 – A.
- E. Wireless Telecommunications Facilities.** Wireless telecommunications facilities, identified with a “W” in Table 30.12-A may be permitted subject to the approval of a wireless telecommunications facility permit as set forth in Chapter 30.48 of this Code.
- F. Standards for specific uses.** Where the last column in the following tables (“See standards in Chapter or Section”) includes a Chapter or Section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Code may apply as well.
- G. Uses not listed.** Land uses that are not listed on Table 30.12 – A, or are not shown in a particular zoning district are not allowed, except for other uses which the Director of Community Development determines to be similar in nature, function and operation to listed permitted primary uses within these zones.

**Table 30.12 – A
COMMERCIAL DISTRICTS AND PERMIT REQUIREMENTS**

LAND USE (1) (2)	PERMIT REQUIREMENT BY ZONE						
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Accessory Structures and Uses	C1	C2	C3	CR	CPD	CH	See Standards in Chapter or Section
Accessory uses	P	P	P	P	P	P	
Antennas (pole type) and flagpoles	P	P	P	P	P	P	
Carts (freestanding, non-motorized, portable type)	P	P	P	P		P	30.34.040
Dish antennas	P	P	P	P	P	P	30.34.050
Home occupations	P	P	P	P		P	30.45
Reverse Vending Machines	P	P	P	P	P	P	30.12.040
Signs	P	P	P	P	P	P	30.33
Solar energy equipment	P	P	P	P	P	P	30.30.050

Institutional Uses							
Convalescent homes, and extended care	C	P	P			P	
Cultural arts centers			P	P		P	
Hospitals			P			P	
Museums		P		P			
Places of worship	P	P	P	C		P	
Retirement and rest homes	C	P	P			P	
Schools, physical instruction	P	P	P	P		P	
Schools, private	C	C	C	C		C	
Schools, private specialized education and training	C	P	P	C		P	

Light Industrial Uses							
Backlots/outdoor facilities – production			C			C	
Broadcasting studios and indoor support facilities – production		P	P	P(3)		P	
Medical and dental laboratories		P	P	P(3)		P	
Soundstages – production			P			P	
Utility and transmission facilities	C	C	C	C	C	C	

Miscellaneous Uses							
Nonemergency heliports			C			C	
Parking lots or structures	P	P	P	P	P	P	30.32 30.51.020

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Conditional use – Conditional Use Permit required.	C	30.42
Temporary Use	T	
Use not allowed		

- Notes:
- (1) See 30.03.010 regarding uses not listed
 - (2) See 30.70 for definitions of the land uses
 - (3) Permitted above the first floor level only

COMMERCIAL DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY ZONE						
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Office Uses	C1	C2	C3	CR	CPD	CH	See Standards in Chapter or Section
Contractor office and/or storage, temporary	T	T	T	T	T	T	
Contractors office	P	P	P	P	P	P	
Medical and dental offices	P	P	P	P(3)	P	P	
Office	P	P	P	P(3)	P	P	
Office, consumer services			P			P	
Veterinary offices, including hospitalization services	P	P	P	P		P	

Recreational Uses							
Arcade establishment			C			C	
Billiard establishments		C	C			C	
Children’s indoor play areas		P	P	P		P	
Community gardens	P	P	P	P	P	P	30.34.045
Cyber-Café establishments			P			P	
Gyms and health clubs		P	P	C		P	
Indoor recreation center			C			C	
Outdoor commercial recreation			C			C	
Private clubs and lodges	C	C	C	C		C	
Public dances	P	P	P	P		P	
Taverns	C	C	C	C		C	
Theaters		C	P	C		P	

Residential Uses							
Assisted living center	P	P	P	P		P	
Domestic violence shelters	P	P	P	P	P	P	
Emergency shelter		C	C			C	
Residential congregate care facilities	C	C	C	C	C	C	
Residential congregate care facilities, limited	P	P	P	P	P	P	
Multiple residential dwellings subject to the provisions of the R-1250 Zone and provided further that the ground floor level is occupied with permitted commercial uses	P	P	P	P		P	
Multiple residential dwellings with dwelling units at the ground floor level subject to provisions of the R-1250 zone	C	C	C			C	
One (1) residential dwelling per lot	P	P	P	P	P	P	

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Conditional use – Conditional Use Permit required.	C	30.42
Temporary Use	T	
Use not allowed		

- Notes:
- (1) See 30.03.010 regarding uses not listed
 - (2) See 30.70 for definitions of the land uses
 - (3) Permitted above the first floor level only

COMMERCIAL DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY ZONE						
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Residential Uses cont.	C1	C2	C3	CR	CPD	CH	See Standards in Chapter or Section
Senior housing subject to the provisions of the R-1250 zone and provided further that the ground floor level is occupied with permitted commercial uses	P	P	P	P		P	
Senior housing at the ground floor level subject to the provision of the R-1250 zone.	C	C	C	C		C	

Retail Uses	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	See Chapter or Section
Alcoholic beverage sales	C(3)	C(3)	C(3)	C(3)		C(3)	
Automobile supply store		P	P	P		P	
Banquet halls		C	C	C		C	
Christmas tree sales lots, when maintained between November 1 st and January 9 th	T	T	T	T		T	5.44
Firearms, weapon sales		P	P	P		P	
Hardware stores	P	P	P	P		P	
Jewelry stores	P	P	P	P		P	
Liquor stores	C	C	C	C		C	
Nurseries and garden supplies	P	P	P	P		P	
Paint and wallpaper stores	P	P	P	P		P	
Pawnshops			P			P	
Pharmacy	P	P	P	P		P	
Pumpkin sales lots, when maintained between October 15 th and November 1 st	T	T	T	T		T	5.44
Restaurant, counter service with limited seating	P	P	P	P		P	
Restaurants, fast food	C	P	P	C		P	
Restaurants, full service	P	P	P	P		P	
Retail stores, general merchandise	P	P	P	P		P	
Spas and swimming pools, sales and service	P	P	P	P		P	
Supermarkets	P	P	P	P		P	
Vehicle sales, leasing and rental agencies			P			P	30.34.160

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Conditional use – Conditional Use Permit required.	C	30.42
Temporary Use	T	
Use not allowed		

- Notes:
- (1) See 30.03.010 regarding uses not listed
 - (2) See 30.70 for definitions of the land uses
 - (3) CUP not required for supermarkets with 20,000 square feet of floor area or greater

COMMERCIAL DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY ZONE						
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Service Uses	C1	C2	C3	CR	CPD	CH	See Standards in Chapter or Section
Ambulance services	P	P	P	P		P	
Banks and financial institutions	P	P	P	P		P	
Business support services	P	P	P	P(3)		P	
Car washes, full or self service		P	P			P	30.34.030
Day care centers	P	P	P	P	P	P	
Gas station	C	P	P	C		P	
Heating and air conditioning sales and service (HVAC)			P			P	30.34.070
Hotels and motels		P	P	P(3)		P	
Massage services	P(4)	P(4)	P(4)	P(4)	P(4)	P(4)	
Mortuaries and funeral homes			P			P	
Personal Services	P	P	P	P		P	
Pet grooming	P	P	P	P		P	
Repair and maintenance, consumer products	P	P	P	P		P	
Tire stores			P			P	30.34.140
Vehicle repair garage			P			P	30.34.150
Wireless telecommunications facilities	W	W	W	W	W	W	30.48

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Conditional use – Conditional Use Permit required.	C	30.42
Temporary Use	T	
Wireless Telecommunications Facilities Permit Required	W	30.48
Use not allowed		

- Notes:
- (1) See 30.03.010 regarding uses not listed
 - (2) See 30.70 for definitions of the land uses
 - (3) Permitted above the first floor level only
 - (4) An individual – (a) whom a business or establishment employs or uses to provide massage, or (b) who operates as a sole proprietorship and is the only person whom the sole proprietorship employs to provide massage – shall obtain and maintain current, active, and valid certification by the California Massage Therapy Council (CAMTC) to give or provide a massage.

30.12.030 – Commercial District General Development Standards

**Table 30.12 – B
COMMERCIAL DISTRICT GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District					
	C1	C2	C3	CR	CPD	CH
Minimum Setbacks Required (4)	See Section 30.12.050 for setback exceptions					
Street Front	5' for the first story level only on that portion of a building or structure that is within 12 feet above grade, whichever is greater		None		10' average for the ground floor, and 5' average for the second floor	None
Street Side	5' for the first story level only on that portion of a building or structure that is within 12 feet above grade, whichever is greater		None		5' minimum	None
Interior <u>not</u> adjacent to residential zones	None				5' minimum	None
Interior adjacent to residential zones	5' minimum and average 8'	5' minimum and average 8' for buildings and structures up to and including 28'; 7' minimum and average 10' for buildings and structures over 28' and up to and including 35'; 1' minimum for every 2' of height for entire building, if building is over 35'		None	30' average	15 feet
Maximum Height Limits (1)(2)(3)(4) See Section 30.12.040 (B) and (C) for additional information	25'	District I 35' max District II 45' max and 3 stories max	District I – 50' max and 3 stories max District II – 65' max and 4 stories max District III – 90' max and 6 stories max District IV – 35' max	45' max and 3 stories max	35' max and 2 stories max	35' max
Landscaping (4)	As required by Chapter 30.31 (Landscaping)					
Rooftop equipment	See Section 30.30.020 (Site Planning)					
Lighting	See Section 30.30.040 (Site Planning)					
Trash Collection Areas	See Section 30.30.030 (Site Planning)					
Parking and Loading	As required by Chapter 30.32. (Parking and Loading) (Also see 30.12.040(C.5) for other requirements for the CPD zone)					
Design Review	As required by Chapter 30.47 (Design Review)				N/A	As required by Chapter 30.47 (Design Review)

- (1) Enclosed or screened rooftop equipment not exceeding 5' in height above the roof of a building shall not be computed as part of the height of the building. Elevator shafts and roof top stairwells not exceeding 15' in height above the roof of a building shall not be computed as part of the height of the building. See Chapter 30.70 (Definitions).
- (2) A mezzanine shall not be considered a story. See Chapter 30.70 (Definitions).
- (3) For exceptions to height limits for wireless telecommunications facilities, see Chapter 30.48.
- (4) For setback, height, and landscaping requirements related to solar energy equipment, see Section 30.30.050.

30.12.040 – Additional Commercial District General Development Standards

A. Limitations and exceptions to permitted uses and structures.

1. The following limitations shall apply to the conduct of any use permitted in the C1, C2, C3, CR, and CH zones:
 - a. All uses except outdoor eating areas, parking, growing plants, cut flowers, Christmas tree lots, outdoor commercial recreation (in the C3 and CH zones only), pumpkin sales lots, provision and storage of shopping carts, vending machines, service station uses, car washes (in the C3 and CH zones only) and tire stores (in the C3 and CH zones only), subject to very specific standards contained within this title, shall be conducted entirely within a completely enclosed building which is attached to a permanent foundation. There shall be no outside storage of tools, equipment, supplies or materials. Mechanical equipment need not be fully enclosed, pursuant to subsection c, below. In the C3 and CH zones only, car washes, vehicle storage and display, and tires store uses may also be conducted outside.
 - b. Shopping cart storage shall be located adjacent to the entry of a building and shall be screened with a minimum three (3) foot, six (6) inch high solid wall/fence or combination of fence and landscaping to obscure the visibility of shopping carts from the adjacent public rights-of-way. Where the Director of Community Development, in his/her discretion, determines that screening interferes with the cart removal/retrieval "opening" given the unique location of the building (e.g., corner structure where cart storage may be visible from two (2) or more intersecting public rights-of-way), the Director of Community Development shall exempt the "opening" from the screening requirement and shall determine the orientation, location, size and configuration of the unscreened "opening." Shopping cart storage shall not intrude into any required pedestrian passageway or public right-of-way. See 30.12.040.A.1.g regarding shopping cart containment and control.
 - c. Transformers, air conditioning equipment (HVAC), fuel tanks, water heaters or similar equipment shall be enclosed on the sides and the enclosure shall be at least six inches in height above the equipment. Walls and gates shall be of materials and color compatible with existing buildings on-site. The walls and gates shall be kept free of graffiti.
 - d. One (1) outdoor vending machine shall be permitted for each three thousand (3,000) square feet of site area up to a maximum of eight (8) such vending machines per site. Vending machines shall be attached to or located immediately adjacent to a building. Outdoor vending machines shall be accessible and shall not encroach into any required pedestrian access or walkway. For the purpose of this section, vending machines shall not include coin operated amusement devices, rides, scales or similar devices. All signs on an outdoor vending machine shall be regulated by Chapter 30.33 of this Title.
 - e. One (1) outdoor reverse vending machine shall be permitted for each three thousand (3,000) square feet of site area up to a maximum of eight (8) such reverse vending machines per site. Reverse vending machine shall be limited to a maximum area of 100 square feet, including any protective enclosure and a maximum height of eight (8) feet. Reverse vending machines shall be attached to or located immediately adjacent to a building and shall be accessible and shall not encroach into any required pedestrian access or walkway. All signs on a reverse vending machine shall be regulated by Chapter 30.33 of this Title. The hours of operation of the reverse vending machine shall be consistent with the operating hours of the primary use.

- f. The display of new and used merchandise shall be allowed outside a building on not more than four (4) occasions during any calendar year for the purpose of conducting a sale of said merchandise. A permit to conduct such a sale shall be issued by the city clerk if the following conditions are shown to exist:
 - 1. A written application for said permit shall be filed with the City Clerk not less than ten (10) calendar days before commencing any outside sale.
 - 2. The maximum length of time for conducting such a sale shall be seventy-two (72) hours.
- g. No wholesaling of goods and materials shall be permitted in the C1, C2, C3, CR, and CH zones; retail sales to the general public only shall be permitted.
- h. All shopping carts shall be effectively contained or controlled within the boundaries of store premises, which refers to the lot area, maintained, managed and/or utilized by the business, that may include the building, parking lot and adjacent walkways, and where the business's shopping carts are permitted.
 - i. Permitted methods shall be limited to:
 - a. Bollards, with a finished color and texture that match or are compatible with existing buildings on site, which restrict shopping carts to the store premises. Bollards shall not interfere with fire lanes, handicap access, or conflict with federal, state and local laws, including local municipal, building, and zoning codes;
 - b. Equipping shopping carts with a wheel locking or stopping mechanism that is used in conjunction with an electronic or magnetic barrier along the perimeter of the store premises. The wheel locking or stopping mechanism must activate when the shopping cart crosses the electronic or magnetic barrier; or
 - c. Other City approved systems or methods which would effectively contain or control shopping carts on store premises.
 - ii. City Council shall establish by resolution quantifiable thresholds by which the effectiveness of containment systems or control methods is measured.
- 2. Notwithstanding any other provisions of this Chapter, the following limitations shall apply to the conduct of any use permitted in the CPD zone:
 - a. All uses except parking shall be conducted entirely within a completely enclosed building which is attached to a permanent foundation. There shall be no outside storage of tools, equipment, supplies or materials.
 - b. No manufacture or sale of any goods or products shall be conducted on the premises.
- 3. In all commercial zones, all uses shall be conducted in a manner so as not to be objectionable to a person of normal sensitivity by reason of noise, odor, dust, fumes, smoke, vibrations or other similar causes.

B. Height. Permitted additional height

1. In the C1 zone and in the C2 zone-Height district I, an additional 5 feet in height shall be permitted for any roofed area and mechanical equipment screened by such roofed area provided such roofed area has a minimum pitch of three (3) feet in twelve (12) feet.
2. In the CPD zone, no mezzanines or interior balconies of any kind shall be permitted regardless of floor area size. Where mansards are utilized, a minimum of forty (40) degree pitch shall be maintained and mansard materials shall complement the materials and colors of the structural exterior.

C. Additional regulations for the CPD zone. In the CPD zone, the following additional regulations shall apply.

1. **Street improvements and street furnishings.** The developer shall improve or post a cash bond in lieu of improvement prior to final approval of the building permit equal to the cost of improvements with the City guaranteeing the installation of the improvements to City standards of substandard or deficient street improvements fronting the property within the public right-of-way. If the estimated cost of installing such improvements exceeds ten thousand dollars (\$10,000), an instrument of credit may be deposited in lieu of the cash bond. These improvements may include, but shall not be limited to, curbs, gutters, sidewalk, wheelchair ramps, pavement, driveways, drainage devices, and other related facilities. Street improvements and street furnishings, including but not limited to curb, gutter, sidewalk, pavement, decorative lighting, irrigation, bollards, and hydrants shall not be removed or relocated without the prior written consent of the Director of Public Works. Street improvements and street furnishings that are damaged by project implementation shall be reconstructed or replaced to City standards and to the satisfaction of the Director of Public Works. Street trees shall not be removed without the written permission of the Director of Public Works. If sufficient reason exists to remove any existing street tree, the applicant may apply to the Director of Public Works for permission to remove said tree prior to conceptual development plans being finalized. New trees shall be planted to replace any removed, and additional trees may be required. Said planting shall be at the applicant's expense with the species, size, quantity and manner of planting and spacing, including applicable tree wells, to be specified by the Director of Public Works.
2. **Public services.** The developer shall provide underground electric service, domestic and fire fighting water service, vaults, street lights and other related facilities pursuant to the requirements of the Department of Glendale Water and Power and the Fire Department.
3. **Coverage.** The maximum lot coverage by all buildings and structures shall not exceed forty (40) percent of the total lot area for the ground floor and an additional five (5) percent coverage shall be permitted for the second floor. Areas occupied by cornices, roof eaves and carports shall not be computed in determining the total building coverage of the lot.
4. **Site plan approval.** No building permit shall be issued nor shall any construction commence unless and until such time as said site plans have been approved by the Director of Community Development. The decision of the Director of Community Development is appealable to the City Council pursuant to the provisions of Chapter 2.88 of this Code relating to the uniform appeal procedure. The following standards shall be utilized by the Director of Community Development for site plan review:

- a. All proposed buildings or structures and uses thereof shall be compatible with the adjacent residential neighborhood. Consideration of scale, bulk, height, materials, cohesiveness, community, maintenance of open space and privacy are deemed to be the primary criteria for consideration of compatibility;
 - b. All proposed developments shall be in conformity with the standards of this Section and other applicable sections of the Glendale Municipal Code insofar as the location and appearance of the buildings, structures and parking areas are involved;
 - c. The design of all exterior surfaces of buildings and structures shall create an aesthetically pleasing appearance. Variety in textures and materials is encouraged to maintain a harmonious use of stucco, wood, and brick. Exterior colors shall be of natural earth tones harmonious with adjacent residential developments; and
 - d. The location and orientation of all buildings and structures shall, whenever feasible and desirable, be designed and arranged to preserve the physical environment. Natural features such as trees shall be delineated in the development plan and shall be considered when planning the location and orientation of buildings, structures, open spaces, underground services, walks, paved areas, parking areas, and finished grade elevations.
- 5. Parking.** Off-street parking shall be contained within the rear fifty (50) percent of all development sites in the CPD zone except where off-street parking is provided in a subterranean or semi-subterranean garage as provided in this chapter. Surface parking shall not exceed thirty (30) inches above the natural ground level of any adjacent residentially zoned property.
- 6. Mechanical equipment.** Transformers, air conditioning equipment (HVAC), fuel tanks, water heaters or similar equipment shall be enclosed on the sides and the enclosure shall be at least six inches in height above the equipment. Walls and gates shall be of materials and color compatible with existing buildings on-site. The walls and gates shall be kept free of graffiti.

30.12.050 – Commercial District Setback Requirements and Exceptions

A. Street Front Setback

In the C1, C2, and CPD zones no person shall construct, locate or maintain within the space between a street and a setback line established by ordinance or by this Title, any building, wall, fence or structure except:

1. General Exceptions

- a. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a set-back area;
- b. Eaves and awnings may project into a required setback area for a distance not to exceed thirty (30) inches.
- c. In the C1 and C2 zones, awnings may project into a required setback.
- d. Flagpoles limited to one (1) per site.

- e. Footings and public utility vaults if fully subterranean;
- f. Landscape accent lighting not to exceed eighteen (18) inches in height;
- g. Necessary railings adjacent to stairways.
- h. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction, except that retaining walls shall not be used to create light and ventilation wells as an intrusion into a front setback area and;
- i. Uncovered steps or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area for a length of fourteen (14) feet measured parallel to the building. Such steps and landings may project into the required setback area for a distance of four (4) feet in the C1 and C2 zones; and to the property line in the CPD zone.

- 2. Storage of material prohibited.** No person shall store materials or equipment within the space between a street and a setback line established by ordinance or by this Chapter, except temporarily during construction on the same premises temporarily during construction on the same premises.

B. Street Side Setback

In the C1, C2, and CPD zones no person shall construct within the space between a street and a setback line established by ordinance or by this Title, any building, wall, fence or other improvement or structure except:

1. General exceptions

- a. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a setback area;
- b. Eaves and awnings may project into a required setback area for a distance not to exceed thirty (30) inches;
- c. Flagpoles, limited to one (1) per site;
- d. In the C1 and C2 zones, awnings may project into a required setback area;
- e. Footings and public utility vaults if fully subterranean;
- f. Landscape accent lighting not to exceed eighteen (18) inches in height;
- g. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction;

- h. Uncovered steps or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area four (4) feet for a length of fourteen (14) feet measured parallel to the building;
 - i. In the C1 and C2 zones, necessary railings adjacent to stairways. In the CPD zone, railings adjacent to stairways;
 - j. In the CPD zone only, subterranean and semi-subterranean parking garages may extend to the interior property line except that such garages shall maintain a minimum ten (10) foot setback from any residential zone boundary line; and
 - k. In the CPD zone only, surface parking areas, including lighting pursuant to the provisions of Chapter 30.33.
2. **Storage of material prohibited.** No person shall store materials or equipment within the space between a street and a setback line established by ordinance or by this Chapter, except temporarily during construction on the same premises temporarily during construction on the same premises.

C. Interior Setback

In the C1, C2, C3, CPD, and CH zones, no person shall construct, locate or maintain within the space between a property line and an interior setback line established by ordinance or by this Title, any building, wall, fence or structure except:

- 1. Walls, fences, and railings;
- 2. Eaves and awnings may project into a required setback area for a distance not to exceed thirty (30) inches;
- 3. Footings and public utility vaults if fully subterranean;
- 4. Driveways, walks and parking areas including lighting pursuant to the provisions of Chapter 30.32; in the CPD zone, the driveways and walks shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a setback area;
- 5. In the CPD zone, surface parking areas, including lighting;
- 6. Railings adjacent to stairways;
- 7. Subterranean and semi-subterranean parking garages may extend to the interior property line including equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside along the interior property line, except that in the CPD zone, such garages must maintain a minimum ten (10) foot setback from any residential zone and in the CH Zone such garages must maintain a minimum five (5)-foot setback;

8. Uncovered steps or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area four (4) feet for a length of fourteen (14) feet measured parallel to the building;
9. In the CPD zone only, retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction;
10. In the CPD zone only, flagpoles limited to one (1) per site; and
11. In the CPD zone only, landscape accent lighting not to exceed a height of eighteen (18) inches in height above the ground surface existing at the time of construction.