

ITEM 5.1

CITY MANAGER'S REPORT OCTOBER 9, 2023 CITY COUNCIL REGULAR MEETING

ITEM: PUBLIC HEARING (PUBLISHED NOTICE) TO CONSIDER THE GENERAL PLAN AND ZONING CONSISTENCY PROJECT (TA-23-93)

RECOMMENDATION: Council to Consider the Following:

1. Hold a Public Hearing; and
2. Adopt a Resolution to Find the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183.
3. Adopt a Resolution to Amend the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC's) for Consistency with the 2022 Lathrop General Plan Update.
4. First Reading and Introduction of an Ordinance to Amend the Lathrop Zoning Map, Modify Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code, and Adopt Various Amendments to Title 17 (Zoning) of the Lathrop Municipal Code for Consistency with the 2022 Lathrop General Plan Update.

SUMMARY:

The proposed amendment is a staff-initiated proposal to amend the Lathrop Zoning Map, amend the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC's), modify Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code, and adopt various sections to Title 17 (Zoning) of the Lathrop Municipal Code (LMC) for consistency with the 2022 General Plan Update that was adopted by the City Council on September 19, 2022 and California Government Code Section 65860.

BACKGROUND:

California law requires every city and county within the State to prepare and maintain a General Plan document. The General Plan is used by the City Council, Planning Commission, and City staff as a policy guide to making land use decisions (whether directly or indirectly) on the physical development of the community – it reflects in a general way as to how the community should be developed. Since its adoption in 1991, Lathrop's General Plan has been amended several times over the last 30 years from 1992 through 2022 with the last comprehensive update occurring in September 2022.

California planning and zoning law establishes that zoning maps, zoning ordinances, any applicable specific plans, and master plans with related planning documents (i.e. Urban Design Concepts) are required to be consistent with the general plan. When the City General Plan has been amended, corresponding changes to the City's zoning map, the zoning ordinance and related master plans with UDC's may be required to be made within a reasonable time to ensure consistency is being maintained between these documents and the City's General Plan (California Gov. Code Section 65860, subd. [c]).

Staff reviewed the City Council's most recent update of General Plan goals, policies, and implementation actions adopted on September 19, 2022, and determined that both the City's zoning map and various chapters and sections of Title 17-Zoning are outdated. Hence, it is staff's intention to proceed with amending both the zoning map and those sections applicable to both the Lathrop Municipal Code and both the Mossdale Landing and Mossdale Landing South UDC's for consistency with the City's General Plan.

On September 13, 2023, the Planning Commission voted unanimously (4-0-1, Ralmilay Absent) to recommend the City Council adopt a Resolution to find the project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183, adopt a Resolution to amend the Mossdale Landing and Mossdale Landing Urban Design Concepts (UDC's) and an Ordinance to modify Title 10 (Vehicles and Traffic), various amendments to Title 17 (Zoning) of the Lathrop Municipal Code and the Zoning Map for consistency with the 2022 General Plan Update and Government Code Section 65860. Planning Commission Resolution No. 23-11 is attached (Attachment #40) for reference.

ANALYSIS:

The Lathrop Municipal Code requires any amendments proposed to the City's Zoning Map and Zoning Ordinance to be reviewed by the City Planning Commission and the City Council. Once the Planning Commission makes a recommendation on the amendments, the recommendation is then forwarded to the City Council for their consideration for approval. Prior to recommending or granting final approval of the proposed amendments, the Planning Commission and/or the City Council must make findings of consistency reflecting that the proposed amendments meet the intent of the applicable goals, policies, and implementation actions of the General Plan.

The City's General Plan document that was recently updated in September 2022 had several modifications to the Land Use Element chapter including, the elimination of and/or the renaming/adding specific land use designations; the modification of the General Plan Land Use Map to accommodate the updated land use designations; and updating the goals, policies, and implementation actions for the chapter. Staff has determined the following proposed amendments conform to the City's recent General Plan update.

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The proposed amendments will include modifications to the City's Zoning Map, the Zoning Ordinance, and the Mosssdale Landing and Mosssdale Landing South UDC's.

Proposed Modifications

When the City Council updated the City's General Plan in September 2022, part of the update included amending general plan policies; eliminating, renaming, or adding general plan land use designations; and changing land use designations of the General Plan Map for several properties that fall within the boundaries of the Map. With that said, to be consistent with State law, staff is presenting the City Council with a revised Zoning Map with minor changes to the Zoning Ordinance and the Mosssdale Landing and Mosssdale Landing South UDC's to reflect consistency with those changes that were made to the General Plan and General Plan Map last September. The proposed amendments to the Lathrop Zoning Map, Title 10 (Vehicles and Traffic) and Title 17 (Zoning Ordinance) of the Lathrop Municipal Code, and the Mosssdale Landing and Mosssdale Landing South UDC's are illustrated with Attachments 4 through 37 of this staff report, which include, but are not limited to:

- The elimination of certain zoning districts from the Zoning Map and the Zoning Ordinance that are no longer recognized by the General Plan document (i.e. PO-Professional Office and CW-Waterfront Commercial designations, etc.).
- The addition of certain zoning districts to the Zoning Map and the Zoning Ordinance to be consistent with the updated General Plan document (i.e. P-Parks and P/QP-Public/Quasi-Public designations, etc.).
- The modification of certain zoning districts to the Zoning Map to be consistent with the updated General Plan document (i.e. categorizing High School and K-8 School designations as "P/SP, Public/Semi-Public" zone districts, and consolidating community and neighborhood park designations into "P-CL, Park" zone districts, etc.)
- To the greatest extent possible, replace ambiguous language in various chapters/sections the Zoning Ordinance with more concise and clear language to allow for greater flexibility and clarification to support and promote development.
- Revision of the Mosssdale Landing UDC to modify the zoning designation of a 6.89-acre site (located at the southeast corner of Golden Valley Parkway & Brookhurst Boulevard) from "Service Commercial-MV" to "High Density Residential-MV".
- Revision of the Mosssdale Landing South UDC to modify the zoning designation of an 8.8-acre site (located at 18800 Queirolo Road) from "Medium Density Residential-MV" to "Service Commercial-MV".

Required Findings

Prior to the City Council approving any proposed amendments to the Zoning Map and the Zoning Ordinance, the City Council must make the appropriate finding(s) that indicate the proposed amendments will be consistent with applicable goals, policies, and implementation actions of the General Plan. At a Special Meeting held on

September 13, 2022, the City Planning Commission made a favorable recommendation to the City Council to approve the proposed amendments, as the amendments are consistent with the following policies and implementation actions of the General Plan:

Policy LU-1.7: Ensure consistency between the Land Use Map and implementing plans, ordinances, and regulations.

Policy LU-1.8: Recognize that the General Plan and Land Use Map may be amended in accordance with State law in order to ensure that there is an adequate supply of commercial, industrial, public facility, parks, residential, and other desired land uses to serve the City's needs.

Implementation Action LU-1.a: Update the City's Zoning Code and Map as appropriate to ensure consistency with this land use element and designations shown on Figure LU-1. As part of the update, create a new Public/Quasi-Public zoning district applicable to the City proper.

Implementation Action LU-1.b: Review the Zoning Ordinance and update as appropriate to reflect Land Use goals, policies, and implementation actions included in this Plan.

Implementation Action LU-1.c: Review the City's adopted Specific Plans for consistency with the General Plan, and update as appropriate to ensure consistency with this land use element and designations shown on Figure LU-1.

Implementation Action LU-1.f: Utilize the following Zoning Districts (included on Table LU-1) to implement the General Plan's land use objective.

Implementation Action LU-2.a: Periodically review and update development standards, guidelines, and land uses included within Specific Plan Areas to affirm the unique character and development vision for each area.

Implementation Action LU-5.e: Update the Lathrop Municipal Code to include Good Neighbor Guidelines for Warehouse Distribution Facilities. The new Good Neighbor Guidelines should include:

- a. A definition of the type and size of facility that is subject to the Guidelines;
- b. Standards to minimize exposure to diesel emissions to sensitive receptors that are situated in close proximity to the proposed facility;
- c. Standards and practices that eliminate diesel trucks from unnecessarily traversing through residential neighborhoods;
- d. Standards and practices that eliminate trucks from using residential areas and repairing vehicles on the streets;
- e. Strategies to reduce and/or eliminate diesel idling within the facility's site.

PUBLIC NOTICE:

A Notice of Public Hearing was advertised in the Manteca Bulletin on September 27, 2023 and was also posted at the City Council Chambers bulletin board and our three (3) other designated posting locations accessible to the public. Email notification was sent to Public Hearing subscribers on September 27, 2023.

Additionally, the meeting agenda was posted on the City's website and at the Council Chambers bulletin board and our three (3) other designated posting locations accessible to the public. As of the writing of this report, no comments were received in favor or against the proposed amendments.

RECOMMENDATION:

The Planning Commission and staff recommend that the City Council consider all information provided and submitted, take and consider all public testimony and, if the City Council determines it to be appropriate, to take the following actions:

1. Adopt a Resolution to Find the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183.
2. Adopt a Resolution to Amend the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC's) for Consistency with the 2022 Lathrop General Plan Update.
3. First Reading and Introduction of an Ordinance to Amend the Lathrop Zoning Map, Modify Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code, and Adopt Various Amendments to Title 17 (Zoning) of the Lathrop Municipal Code for Consistency with the 2022 Lathrop General Plan Update.

CEQA STATUS:

The proposed amendments are Exempt per Public Resources Code Section 21083.3 and the California Environmental Quality Act (CEQA) Guidelines Section 15183. The amendments are consistent with the Environmental Impact Report (SCH #: 2021100139) that was certified by the City Council as part of the recent General Plan update adopted on September 19, 2022. A detailed Environmental Checklist, dated August 2023, prepared by De Novo Planning Group was prepared to analyze the proposed General Plan and Zoning Consistency Project and. The Environmental Checklist is attached to this Staff Report as Attachment 41.

FISCAL IMPACT:

There is no fiscal impact to the City of Lathrop, only staff time to prepare this report.

ATTACHMENTS:

1. Resolution Adopting CEQA Exemption
2. Resolution Adopting Revisions to Mossdale Landing & Mossdale Landing South UDC's
3. Ordinance Approving TA-23-93
4. Mark-up of Chapter 17.04 General Provisions
5. Mark-up of Chapter 17.08 Zoning Districts Designated
6. Mark-up of Chapter 17.16 General Requirements and Exceptions
7. Mark-up of Chapter 17.20 RCO Reserve Conservation and Open Space District
8. Mark-up of Adding New Chapter 17.22 P Park District
9. Mark-up of Adding New Chapter 17.23 P/QP Public/Quasi Public District
10. Mark-up of Eliminating Chapter 17.28 RA Residential Acreage District
11. Mark-up of Chapter 17.32 R One-Family Residential District
12. Mark-up of Chapter 17.36 RM Multi-Family Residential District
13. Mark-up of Eliminating Chapter 17.40 PO Professional Office District
14. Mark-up of Chapter 17.44 C Commercial District
15. Mark-up of Chapter 17.48 I Industrial District
16. Mark-up of Chapter 17.49 Crossroads Overlay District
17. Mark-up of Chapter 17.52 Combining Districts
18. Mark-up of Chapter 17.56 Planned Unit Developments
19. Mark-up of Chapter 17.57 Mossdale Landing Zoning Districts
20. Mark-up of Chapter 17.58 Lathrop Gateway Business Park Zoning Districts
21. Mark-up of Chapter 17.60 Southeast Stewart Tract Zoning Districts
22. Mark-up of Chapter 17.61 River Islands Zoning Districts
23. Mark-up of Chapter 17.62 Central Lathrop Zoning Districts
24. Mark-up of Chapter 17.72 Mobilehome Parks
25. Mark-up of Chapter 17.74 Emergency Shelters
26. Mark-up of Chapter 17.76 Off-Street Parking and Loading
27. Mark-up of Chapter 17.80 Accessory Dwelling Units
28. Mark-up of Chapter 17.84 Signs
29. Mark-up of Chapter 17.92 Landscaping and Screening Standards
30. Mark-up of Chapter 17.98 Good Neighbor Guidelines for Warehouse Distribution Facilities
31. Mark-up of Chapter 17.100 Site Plan Review
32. Mark-up of Chapter 17.104 Architectural Design Review
33. Mark-up of Chapter 17.116 Nonconforming Uses and Structures
34. Mark Up of Chapter 10.16 Vehicles and Traffic
35. Mark-Up of Revisions to Mossdale Landing Urban Design Concept
36. Mark-Up of Revisions to Mossdale Landing South Urban Design Concept
37. Proposed Revision to the City Zoning Map
38. Table LU-1 General Plan Designations and Implementing Zoning Districts
39. Updated City General Plan Map approved on September 19, 2022
40. Planning Commission Resolution No. 23-11
41. Environmental Checklist, prepared by De Novo Planning Group, dated August 2023 with Appendices

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APPROVALS:



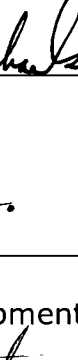
James Michaels
Senior Planner

9/20/2023
Date




Rick Caguia
Community Development Director

9/22/23
Date



Salvador Navarrete
City Attorney

9.25.2023
Date



Stephen J. Salvatore
City Manager

9.27.23
Date

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP FINDING THE PROJECT EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO PUBLIC RESOURCES CODE SECTION 21083.3 AND CEQA GUIDELINES SECTION 15183 (TA-23-93).

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing at a Special Meeting on September 13, 2023, at which they adopted PC Resolution No. 23-11 recommending the City Council adopt Municipal Code Text Amendment No. TA-23-93 pursuant to the Lathrop Municipal Code; and

WHEREAS, the City of Lathrop City Council held a duly noticed public hearing at a regular meeting on October 9, 2023 to consider amending the Lathrop Zoning Map, amending the Mosssdale Landing and Mosssdale Landing South Urban Design Concepts (UDC's), modifying Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code, and adopting various sections to Title 17 (Zoning) of the Lathrop Municipal Code for consistency with the 2022 Lathrop General Plan Update that was adopted by the City Council on September 19, 2022; and

WHEREAS, as part of the City's approval of the 2022 Lathrop General Plan Update, the City prepared an Environmental Impact Report (EIR) which analyzed the environmental impacts of buildout under the General Plan Update pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000, et. seq.), and the City of Lathrop City Council certified the Final EIR on September 19, 2022 (State Clearinghouse #2021100139); and

WHEREAS, the analysis in the 2022 Lathrop General Plan Update EIR allows the use of CEQA exemption/streamlining provisions for projects under the General Plan Update, including the proposed Project; and

WHEREAS, the California planning and zoning law establishes that zoning maps, zoning ordinances, any applicable specific plans, and master plans with related planning documents (i.e. Urban Design Concepts) are required to be consistent with the general plan pursuant to Government Code Section 65860; and

WHEREAS, the City Council finds the purpose of these amendments is to ensure that the City updates the City Zoning Map, the Zoning Ordinance, and the Mosssdale Landing and Mosssdale Landing South UDC's to be consistent with the goals, policies, and implementation actions of the City's 2022 General Plan Update; and

WHEREAS, the proposed amendments to the Zoning Map, to the Mosssdale Landing and Mosssdale Landing South Urban Design Concepts (UDC's), to Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code, and to Title 17 (Zoning) of the Lathrop Municipal Code are Citywide and affect all applicable properties in the City; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop does hereby make the following findings:

Section 1. California Environmental Quality Act (CEQA) Findings. Pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183, the City Council finds and determines as follows:

- a. The project complies with CEQA based on the CEQA exemption/streamlining provisions contained in Public Resources Code section 21083.3 and CEQA Guidelines section 15183;
- b. Pursuant to the City Council Staff Report and the attachments and exhibits thereto, including but not limited to, the CEQA Environmental Checklist, which are incorporated herein by reference, the proposed Project will not result in any significant impacts that: 1) are peculiar to the project or project site; 2) were not identified as significant project-level, cumulative, or off-site effects in the General Plan Update EIR; or 3) were previously identified significant effects, which as a result of substantial new information that was not known at the time that the General Plan Update EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan Update EIR. As a result, pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183, the proposed Project is exempt from further environmental review under CEQA.
- c. All applicable General Plan Update policy and implementation actions and uniformly applied development policies, standards and/or regulations are, hereby imposed on the proposed Project and must be adhered to by the Project applicant. To the extent the City has not previously made findings regarding any/all of these referenced General Plan policy and implementation actions and uniformly applied development policies, standards and/or regulations, the City Council finds that all of those General Plan Update policy and implementation actions and uniformly applied development policies, standards and/or regulations, were adopted, in whole or in part, to substantially mitigate the potential environmental effects to which they pertain (i.e., aesthetics, agricultural and forest resources, air quality, biological resources, cultural and tribal resources, geology and soils, greenhouse gases, climate change, and energy, hazards and hazardous materials, hydrology and water quality, land use, population, and housing, mineral resources, noise, public services and recreation, circulation, utilities and service systems, and wildfire).

Section 2. Based on the findings set forth in this Resolution and the evidence in the Staff Report, the City Council hereby find the Project Exempt from Further Environmental Review Pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 as illustrated and incorporate by reference as Attachment 41 of the City Council Staff Report.

BE IT FURTHER RESOLVED that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings and its findings, including the staff report and associated attachments, does hereby find the Project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183.

The foregoing resolution was passed and adopted this 9th day of October 2023 by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

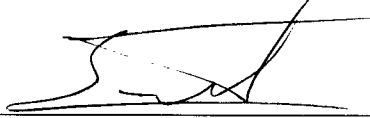
SIGNED:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

RESOLUTION NO. 23-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING THE MOSSDALE LANDING AND MOSSDALE LANDING SOUTH URBAN DESIGN CONCEPTS FOR CONSISTENCY WITH THE 2022 LATHROP GENERAL PLAN UPDATE (TA-23-93).

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing at a Special Meeting on September 13, 2023, at which they adopted PC Resolution No. 23-11 recommending the City Council adopt Municipal Code Text Amendment No. TA-23-93 pursuant to the Lathrop Municipal Code; and

WHEREAS, the City of Lathrop City Council held a duly noticed public hearing at a regular meeting on October 9, 2023 to review and consider amendments to the Mosssdale Landing and Mosssdale Landing South Urban Design Concepts for Consistency with the 2022 Lathrop General Plan Update; and

WHEREAS, the proposed amendments are limited to Mosssdale Landing and Mosssdale Landing South Urban Design Concepts of Mosssdale Village; and

WHEREAS, major amendments to the Mosssdale Landing and Mosssdale Landing South Urban Design Concepts requires Planning Commission approval which can be deferred to the City Council; and

WHEREAS, prior to approval of the Project, the City Council adopted a Resolution to find the Project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and the California Environmental Quality Act (CEQA) Guidelines Section 15183; and

WHEREAS, the City Council finds that the proposed amendments are consistent with applicable provisions of the Lathrop General Plan as the amendments to the Mosssdale Landing and Mosssdale Landing South Urban Design Concepts maintain consistency with the applicable General Plan Land Use designations of those properties identified by the 2022 General Plan Map ; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lathrop hereby make the following findings:

Section 1. That certain documents entitled "Mossdale Landing" and "Mossdale Landing South" Urban Design Concepts, as illustrated and incorporated by reference as Attachments 35 and 36 (respectively) of the City Council Staff Report are hereby approved.

Section 2. The criteria herein shall become effective upon the date of this Resolution.

BE IT FURTHER RESOLVED that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby approve amendments to the for Mossdale Landing and Mossdale Landing South Urban Design Concepts as shown on Attachments "35" and "36" of the October 9, 2023 City Council Staff Report, incorporated by reference herein.

The foregoing resolution was passed and adopted this 9th day of October 2023, by the following vote of the City Council, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

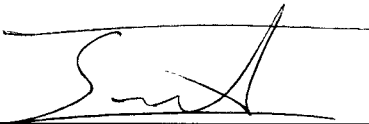
SIGNED:

Sonny Dhaliwal, Mayor

ATTEST:

Teresa Vargas, City Clerk

APPROVED AS TO FORM:



Salvador Navarrete, City Attorney

ORDINANCE NO. 23-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LATHROP AMENDING THE LATHROP ZONING MAP, MODIFYING TITLE 10 (VEHICLES AND TRAFFIC) OF THE LATHROP MUNICIPAL CODE, AND ADOPTING VARIOUS AMENDMENTS TO TITLE 17 (ZONING) OF THE LATHROP MUNICIPAL CODE FOR CONSISTENCY WITH THE 2022 LATHROP GENERAL PLAN UPDATE (TA-23-93).

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing at a Special Meeting on September 13, 2023, at which they adopted PC Resolution No. 23-11 recommending the City Council adopt Municipal Code Text Amendment No. TA-23-93 pursuant to the Lathrop Municipal Code; and

WHEREAS, the City of Lathrop City Council held a duly noticed public hearing at a regular meeting on October 9, 2023 to review and consider amending the Lathrop Zoning Map, amending the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC's), modifying Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code, and adopting various sections to Title 17 (Zoning) of the Lathrop Municipal Code for consistency with the 2022 Lathrop General Plan Update that was adopted by the City Council on September 19, 2022 and Government Code Section 65860; and

WHEREAS, the City of Lathrop adopted a current Comprehensive General Plan on September 19, 2022, which includes specific policies and implementation actions to ensure there is consistency between the General Plan, the General Plan Land Use Map, the Zoning Map and implementing plans, ordinances, and regulations; and

WHEREAS, the California planning and zoning law establishes that zoning maps, zoning ordinances, any applicable specific plans, and master plans with related planning documents (i.e. Urban Design Concepts) are required to be consistent with the general plan pursuant to Government Code Section 65860; and

WHEREAS, the proposed amendments to the Lathrop Zoning Map, the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC's), to Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code, and to Title 17 (Zoning) of the Lathrop Municipal Code are Citywide and affect all applicable properties in the City; and

WHEREAS, Chapter 17.124 of the Lathrop Municipal Code mandates the transmittal of a recommendation to the City Council by resolution; and

WHEREAS, prior to approval of the Project, the City Council adopted a Resolution to find the Project exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and the California Environmental Quality Act (CEQA) Guidelines Section 15183; and

WHEREAS, the City Council finds that the purpose of the proposed amendments is to ensure the City updates the Lathrop Zoning Map, the Mossdale Landing and Mossdale Landing South UDC's, Title 10 (Vehicles and Traffic) of the Lathrop Municipal Code, and Title 17 (Zoning) of the Lathrop Municipal Code to be consistent with the goals, policies, and implementation actions of the City's 2022 update of the General Plan; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the City Council has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE RESOLVED that the City Council of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its own independent review and consideration, hereby approve the Lathrop Zoning Map as shown on Attachment "37" of the October 9, 2023 City Council Staff Report and the Municipal Code Amendments as shown on Attachments "4" through "34" of the October 9, 2023 City Council Staff Report, incorporated by reference herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LATHROP DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The Lathrop Zoning Map is hereby amended as shown in Attachment "37" incorporated by reference herein.

Section 2. The Lathrop Municipal Code is hereby amended as shown in Attachments "4" through "34" incorporated by reference herein.

Section 3. General Plan Consistency. The City Council finds that the proposed amendments will implement updated zoning districts with minor modifications, and the amendments are consistent with the following applicable policies and implementation actions of the General Plan:

Policy LU-1.7: Ensure consistency between the Land Use Map and implementing plans, ordinances, and regulations.

Policy LU-1.8: Recognize that the General Plan and Land Use Map may be amended in accordance with State law in order to ensure that there is an adequate supply of commercial, industrial, public facility, parks, residential, and other desired land uses to serve the City's needs.

Implementation Action LU-1.a: Update the City’s Zoning Code and Map as appropriate to ensure consistency with this land use element and designations shown on Figure LU-1. As part of the update, create a new Public/Quasi-Public zoning district applicable to the City proper.

Implementation Action LU-1.b: Review the Zoning Ordinance and update as appropriate to reflect Land Use goals, policies, and implementation actions included in this Plan.

Implementation Action LU-1.c: Review the City’s adopted Specific Plans for consistency with the General Plan, and update as appropriate to ensure consistency with this land use element and designations shown on Figure LU-1.

Implementation Action LU-1.f: Utilize the following Zoning Districts (included on Table LU-1) to implement the General Plan’s land use objective.

Implementation Action LU-2.a: Periodically review and update development standards, guidelines, and land uses included within Specific Plan Areas to affirm the unique character and development vision for each area.

Implementation Action LU-5.e: Update the Lathrop Municipal Code to include Good Neighbor Guidelines for Warehouse Distribution Facilities. The new Good Neighbor Guidelines should include:

- a. A definition of the type and size of facility that is subject to the Guidelines;
- b. Standards to minimize exposure to diesel emissions to sensitive receptors that are situated in close proximity to the proposed facility;
- c. Standards and practices that eliminate diesel trucks from unnecessarily traversing through residential neighborhoods;
- d. Standards and practices that eliminate trucks from using residential areas and repairing vehicles on the streets;
- e. Strategies to reduce and/or eliminate diesel idling within the facility’s site.

Section 4. Based on the findings set forth in this Ordinance, the CEQA Resolution, and evidence in the Staff Report, the City Council hereby approves the Municipal Code Text Amendment No. TA-22-93 as shown on Attachment “37” of the October 9, 2023 City Council Staff Report and the Municipal Code Amendments as shown on Attachments “4” through “34” of the October 9, 2023 City Council Staff Report, incorporated by reference herein. These documents shall be substantially in the form on file with the City Clerk.

Section 5. Upon adoption by the City Council, the Community Development Director is hereby directed to publish the Lathrop Zoning Map on permanent public display in the Community Development Department, Planning Division in the City of Lathrop.

Section 6. This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the city or any officer or employee thereof a mandatory duty of care toward persons and property within or without the city so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 7. Severability. If any section, subsequent subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, subdivision, paragraph, sentence, clause or phrase.

Section 8. Effective Date. This Ordinance shall take legal effect 30 days from and after the date of its passage.

Section 9. Publication. Within fifteen days of the adoption of this Ordinance, the City Clerk shall cause a copy of this Ordinance to be published in full accordance with Section 36933 of the Government Code.

THIS ORDINANCE was introduced at a regular meeting of the City Council of the City of Lathrop on the 9th day of October 2023, and was **PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Lathrop on _____, by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

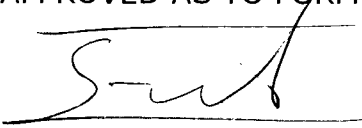
ABSENT:

Sonny Dhaliwal, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa Vargas, City Clerk



Salvador Navarrete, City Attorney

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Chapter 17.04 General Provisions

[...]

17.04.080 Definitions.

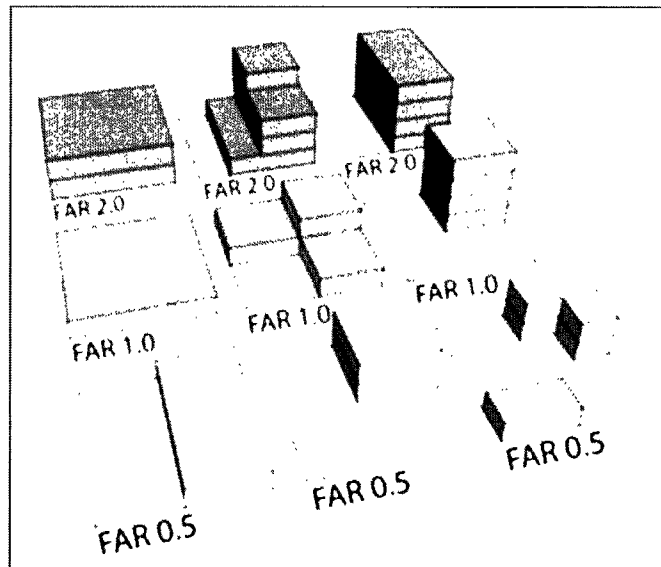
For the purpose of this title, the following definitions shall apply unless the context clearly indicates or requires a different meaning. Words used in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular. The masculine shall include the feminine and neuter.

[...]

“Boarding or rooming house” means a building where lodging and meals are provided for compensation for five, but not more than fifteen (15) persons, not including rest homes or short term rentals that are rented for less than thirty (30) days.

[...]

Floor Area Ratio, referred to as FAR, is used to express the building intensity for non-residential uses, such as commercial, industrial, community facilities, and the non-residential component of mixed use projects. FAR refers to the ratio of the total floor area of a building or buildings on a site, excluding parking structures and outdoor storage areas, to the lot area of the site.



[...]

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Chapter 17.08 Zoning Districts Designated

[...]

17.08.010 Districts.

A. General. The base districts establish the basic land use and property development regulations applicable to all property within the city as provided under Section 17.04.060. The combining districts provide additional regulations which are to be exercised over certain lands in order to meet special community health, safety, welfare, environmental or development objectives described by the general plan. Combining district regulations apply in addition to the base zone and other regulations of this code. The base and combining districts established by the zoning code are designated in subsections B and C below.

B. Base Districts. The ~~RA~~, R and RM districts are also subject to the density limitations, policies and standards of the land use section of the community development element of the city general plan. The base districts are as follows:

1. RCO: resource, conservation and open space district.
2. UR: urban reserve district.
- ~~3. RA: residential acreage district.~~
34. R: one-family residential districts:
 - a. R-1-6: six thousand (6,000) square feet minimum site area.
 - ~~b. R-1-6X: exclusive detached single family.~~
45. RM: Multifamily residential districts.
 - ~~a. RM-MH8: eight mobile homes per net acre.~~
 - ab. RM-3: three thousand (3,000) square feet minimum site area per dwelling unit.
 - be. RM-2: two thousand (2,000) square feet minimum site area per dwelling unit.
 - ~~d. RM-1.5: one thousand five hundred (1,500) square feet minimum site area per dwelling unit.~~
- ~~6. PO: professional office district.~~
57. C: commercial districts.

- a. CN: neighborhood commercial district.
- b. CC: central commercial district.
- c. CS: service commercial district.
- d. CH: highway commercial district.
- ~~e. CR: regional commercial.~~
- ~~f. CW: waterfront commercial.~~
- 68. I: industrial districts.
 - a. IL: limited industrial district.
 - b. IG: general industrial district.
 - ~~e. IP: planned industrial district.~~
- C. Combining Districts.
 - 1. PUD: Planned unit development district.
 - ~~2. MXU: mixed use district. (Prior code § 171.01)~~

[...]

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Chapter 17.16 General Requirements and Exceptions

[...]

17.16.020 Addition and determination of permitted uses.

[...]

C. When a use is not specifically listed in this title it is not permitted; however, it shall be understood that the use may be permitted if the community development director determines that the use is substantially similar to the other uses listed. It is further recognized that every use cannot be identified in this title and, anticipating that new uses will evolve over time, this section establishes the community development director's authority to compare a proposed use and measure it against those uses listed in this title for determining similarity. In determining similarity, the community development director shall make all of the following findings:

1. The characteristics of, and activities associated with, the proposed use are equivalent to one or more of the listed uses, and will not involve a higher level of activity or population density than the uses listed in the zoning district;
2. The proposed use will be consistent with the purposes of the applicable zoning district; and
3. The proposed use will be consistent with the general plan.

Determinations shall be made in writing and shall contain the facts that support the determination. The community development director shall maintain all such determinations on record. The community development director's decision may be appealed as provided in Chapter 17.125, Appeals. (Ord. 19-405 § 1; Ord. 92-73)

[...]

17.16.110 Garage Sales with Residential Areas.

The sale of personal possessions, whether within or outside of a dwelling within an ~~RA, R,~~ or RM or P0 zoning district, shall be limited to no more than two such sales per year. Commonly referred to as "garage sales," such sales shall be conducted for periods no longer than three days, and unsold possessions shall be removed from public view and stored within the premises. Materials to be sold shall be personal possessions. No materials shall be offered for sale which have been acquired solely for the purposes of the "garage sale." Possessions offered for sale shall be neatly displayed. The driveway, yard or other space used for purposes of the sale shall be restored to its normal residential character at the conclusion of the sale. (Ord. 92-73)

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Chapter 17.20 RCO ~~RESERVE~~ RESOURCE CONSERVATION AND OPEN SPACE DISTRICT

[...]

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Chapter 17.22 P Park District

17.22.010 Purposes and application.

The Park (P) District is intended to provide for neighborhood, community and regional parks, greenways, and other outdoor recreation facilities to allow for a wide array of local and community recreational activities and entertainment opportunities within urban development. Specific uses intended for this zoning district include: public recreation sites including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbeque facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

17.22.020 Reviewing Authority.

All proposed structures, events, and uses shall be subject to the review and approval by the City of Lathrop Parks and Recreation Commission.

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Chapter 17.23 P/QP Public/Quasi Public District

17.23.010 Purposes and application.

The P/QP zoning district provides uses and regulations related to schools, religious institutions, public safety facilities, places of assembly use, hospitals, parks, and other public and semi-public buildings and uses.

17.23.020 Permitted uses.

- A. Public, quasi-public, and institutional uses include, but are not limited to:
1. City Hall
 2. Civic center
 3. Community Center
 4. Cultural Centers
 5. Drainage, water quality, reclaimed water, and other similar facilities, including swales, basins, and ponds
 6. Fire stations
 7. Hospitals
 8. Levee and other related facility equipment
 9. Library
 10. Museum/exhibit space
 11. Parks
 12. Parking lots/structures
 13. Plazas and other related gathering areas
 14. Police stations
 15. Post offices
 16. Public elementary schools
 17. Public K-8 schools
 18. Public high schools

19. Private or public infrastructure
20. Recreational park—Active
21. Recreational park—Passive
22. Religious facility
23. Theater/exhibition hall
24. Trails and maintenance roads
25. Resource management lands
26. Senior center
27. Youth center
28. Other similar uses as determined per Section 17.16.020 C.

B. Incidental and accessory structures and uses on the same site as a permitted use.

C. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020 A.

17.23.030 Conditional uses; Planning Commission approval required.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
 1. Private schools
 2. Day care centers

17.23.040 Property development standards.

Specific development standards for the Public/Quasi-Public (P/QP) zone district shall incorporate the following design principles and standards:

A. By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.

B. Landscaping and irrigation standards shall follow those required by Section 17.92.030 A.

C. Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed frontage and street activity. For example, taller structures may require larger front yard setback as determined during architectural design review per Chapter 17.104.

D. Minimum parking requirements, such as type and number of parking stalls, shall generally follow Section 17.76.

E. All proposed signage shall be in accordance with Section 17.84.100.

F. Building Setbacks:

1. Streets: 10 feet
2. Front, Rear, and Side Yards: 0 feet

G. Building Height:

1. Maximum Building Height: 45 feet
2. Special features (i.e. towers, steeples, cupolas, flagpoles) are subject to Section 17.16.100

H. Lot Size and Coverage:

1. Minimum Parcel Area: None
2. Minimum Width: None
3. Minimum Depth: None
4. Maximum Coverage: 70%

17.23.050 Site plan and architectural review required.

No use or structure shall be erected on any lot or site in any P/QP zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.23.060 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

Any use or structure proposed for placement on city owned property pursuant to a lease, license, agreement with the city, or city project, shall be exempt from this chapter, but shall comply with such processing and design standards as are set forth in such lease, license, or other agreement.

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~~Chapter 17.28 RA Residential Acreage District~~

~~17.28.010 Purposes and application.~~

~~—The residential acreage district (RA) is intended to provide living area which combines certain of the advantages of both urban and rural location by limiting development to low density concentrations of one family dwellings as designated by the general plan, and permitting limited numbers of animals and fowl to be kept for pleasure or hobbies, free from activities of a commercial nature. The RA district is intended to encourage the use of the subdivision or parcel map process in the creation of large residential sites to assure the provision of those physical improvements necessary to protect the health, safety and general welfare of the people. (Prior code § 175.01)~~

~~17.28.020 Permitted uses.~~

~~—The following uses shall be permitted in RA districts:~~

~~—A. One family dwellings;~~

~~—B. Raising of field crops, fruit and nut trees, vines, vegetables and horticultural specialties;~~

~~—C. Breeding, hatching, raising and fattening of fowl and/or rabbits on sites of one third or more acre or more in area for family food consumption. The number of such animals shall not exceed twelve (12).~~

~~—D. Raising of livestock, except swine (excepting pot belly pigs), on a site containing not less than one acre; provided, that the number of livestock shall not exceed two adult animals in any combination, inclusive of their immature offspring. Pot belly pigs may only be allowed on lots of not less than ten thousand (10,000) square feet;~~

~~—E. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive noncommercial basis; provided, that no swimming pool shall be located within a utility easement;~~

~~—F. Incidental and accessory structures and uses located on the same site as a permitted use, as follows:~~

~~—1. Private garages and carports; storehouses, garden structures, greenhouses, recreation rooms and hobby rooms and hobby shops;~~

~~—2. On sites containing not less than one acre: barns, stables, and other farm type outbuildings. Coops used for fowl shall be allowed on site of one third acre or more. Any structure used for the keeping of bees must be located not less than two hundred (200) feet from other~~

~~structure and not less than fifty (50) feet from any property line on the site. Underground storage of petroleum products is prohibited;~~

~~— G. The keeping of household pets as defined in Section 17.04.080 and in accordance with Title 6 of the Lathrop Municipal Code;~~

~~— H. Small residential care homes;~~

~~— I. Other uses which are added to this list according to the procedure in Section 17.16.020. (Ord. 16-365; prior code § 175.02)~~

~~17.28.030 Permitted uses—Administrative approval required.~~

~~— The following uses may be permitted in accordance with provisions of Chapter 17.108:~~

~~— A. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, temporary subdivision sales offices and signs, and model home display areas in accordance with the provisions of Section 17.16.010;~~

~~— B. Gas and electric transmission lines, in accordance with the provisions of Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations, and elevated pressure tanks;~~

~~— C. Mobilehomes on permanent foundations designed in accordance with the standards of Chapter 17.68;~~

~~— D. Home occupations in accordance with Chapter 17.64;~~

~~— E. Incidental and accessory structures and uses located on the same site as a use permitted by administrative approval or conditional use;~~

~~— F. A second housing unit in accordance with the provisions of Chapter 17.80;~~

~~— G. Other uses which are added to this list according to the procedure in Section 17.16.020. (Prior code § 175.03)~~

~~17.28.040 Conditional uses—Commission approval required.~~

~~— The following conditional uses may be permitted in accordance with the provisions of Chapter 17.112:~~

~~— A. Public and quasi-public uses of an educational or religious type, including public and private elementary schools, junior high schools, high schools and colleges, nursery schools, private nonprofit schools and colleges, churches, parsonages and other religious institutions;~~

~~— B. — Public and private charitable institutions, hospitals, sanitariums, nursing homes and rest homes, not including hospitals, sanitariums, nursing homes or rest homes for mental, drug addict, or liquor addict cases except as provided under Section 17.32.040;~~

~~— C. — Public uses of an administrative, recreational, public service or cultural type, including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities, and public playgrounds, parks and community centers;~~

~~— D. — Private or public golf courses;~~

~~— E. — Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to twenty five percent (25%) or less of the assessed value of the existing structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200.00), and nonconforming fences, walls and hedges;~~

~~— F. — Expansion, remodeling or additions to a conditional use that are not either “incidental” or “accessory” as defined in Section 17.04.080;~~

~~— G. — Incidental and accessory structures and uses located on the same site as a conditional use;~~

~~— H. — Other uses which are added to this list according to the procedure in Section 17.16.020. (Prior code § 175.04)~~

17.28.050 Property development standards.

~~— A. — Fences, walls and hedges shall conform to the provisions of Chapter 17.92.~~

~~— B. — Site Area. The minimum site area shall be twenty thousand (20,000) square feet; provided, that the average size of all lots or sites created by a division of land or subdivision shall be a minimum of forty thousand (40,000) square feet, and further provided that not more than one-half of such lots or sites shall be at the minimum site area.~~

~~— C. — Frontage, Width and Depth of Site. Each site shall have not less than one hundred fifty (150) feet of frontage, or one hundred (100) feet of frontage when measured along the front yard setback line when a site fronts upon a cul de sac or loop-out street.~~

~~— 1. — The minimum width of each site shall be one hundred (100) feet.~~

~~— 2. — The minimum depth of each site shall be one hundred fifty (150) feet.~~

~~— D. — Number of Dwelling Units per Site. Not more than one dwelling unit shall be allowed on each site, except as provided under Chapter 17.80.~~

~~— E. Coverage. The maximum site area covered by structures shall be thirty five percent (35%).~~

~~— F. Yard Requirements:~~

~~— 1. Front Yard. The minimum front yard shall be not less than thirty five (35) feet, except along those streets where a greater setback is required by the general plan or an ordinance of the city.~~

~~— 2. Rear Yard. The minimum rear yard shall be five feet, subject to the following conditions:~~

~~— a. Where construction involves more than one story, the rear yard shall be increased by ten (10) feet for each additional story.~~

~~— b. Accessory and garden structures, other than those for the keeping of animals, less than seven feet in height, may be located within any portion of a required rear yard.~~

~~— c. Accessory buildings for the keeping of animals, excluding household pets and the keeping of bees, shall be set back twenty five (25) feet; provided, that fifty (50) feet shall be maintained from any other structure.~~

~~— 3. Side Yards. The minimum side yard shall be five feet, subject to the following conditions:~~

~~— a. Where construction involves more than one story, the side yard shall be increased by ten (10) feet for each additional story.~~

~~— b. Accessory and garden structures, other than those for the keeping of animals, under seven feet in height, may be located in any portion of a required side yard.~~

~~— c. On the street side yard of a corner lot, the side yard shall not be less than ten (10) feet.~~

~~— d. Accessory buildings for the keeping of animals, excluding household pets and the keeping of bees, shall be set back twenty five (25) feet, provided that fifty (50) feet shall be maintained from any other structure.~~

~~— G. Distances Between Structures. The minimum distance between a one family dwelling and another structure shall be ten (10) feet, provided however that no structure housing poultry, or animals other than household pets, shall be closer than fifty (50) feet to any dwelling.~~

~~— H. Building Height. No building or structure shall have a height greater than thirty five (35) feet, except as permitted under Chapter 17.112.~~

~~— I. Signs. No sign or outdoor advertising structure of any character shall be permitted except as prescribed in Chapter 17.84.~~

~~— J. — Off Street Parking and Off Street Loading. Off street parking and off street loading facilities shall be provided as prescribed in Chapter 17.76. (Prior code § 175.05)~~

~~**17.28.060 General provisions and exceptions.**~~

~~— All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16. (Prior code § 175.06)~~

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Chapter 17.32 R One-Family Residential District

17.32.010 Purposes and application.

A. The R districts are intended primarily to provide living areas at locations designated by the general plan for low density, involving single-family dwellings, with regulations designed to accomplish the following:

1. To promote and encourage a suitable environment for family life;
2. To provide space for community facilities needed to complement urban residential areas, and for institutions which require a residential environment, in accordance with policies of the general plan and state law.

B. The R-1-6~~X~~ district is intended for exclusive application to those areas where a mixture of dwelling types under planned unit development is prohibited, and where only single-family detached housing is permitted.

C. The R-1-5 district is intended to provide small lot single-family housing only under PUD procedures of the zoning code as an affordable housing alternative to apartment living. (Prior code § 176.01)

[...]

17.32.050 Property development standards.

- A. Fences, walls and hedges shall conform to the provisions of Chapter 17.92.
- B. Site Area. The minimum site area for the R-1-6 and ~~R-1-6X~~ districts shall be six thousand (6,000) square feet. The minimum site area for the R-1-5 district shall be five thousand (5,000) square feet.
- C. Frontage, Width and Depth of Site.
 1. Each site in a R-1-6 or ~~R-1-6X~~ district shall have not less than sixty (60) feet of frontage on a public street, except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty (40) feet, provided the width of the site, as measured along the front yard setback line, is at least sixty (60) feet; each site in an R-1-5 district shall have not less than fifty (50) feet of frontage on a public street, except as otherwise permitted under PUD regulations of this chapter.

2. The minimum width of each site in a R-1-6 or ~~R-1-6X~~ district shall be sixty (60) feet for an interior lot and sixty-five (65) feet for a corner lot. The minimum width of each site in an R-1-5 district shall be fifty (50) feet for an interior lot and sixty (60) feet for a corner lot, except as otherwise permitted under PUD regulations of this chapter.

3. The minimum depth of each site shall be ninety (90) feet for an interior lot and eighty (80) feet for a corner lot.

[...]

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Chapter 17.36 RM Multi-Family Residential District

17.36.010 Purposes and application.

The RM multifamily residential districts are intended primarily for the development of multifamily residential structures at densities consistent with policies of the general plan, as follows:

~~A. The RM MH8 district is intended exclusively for application to areas designated by the general plan or any applicable specific plan for mobilehome park development.~~

A.B. The RM-3 district is intended exclusively for application to areas designated by the general plan for medium density.

B.C. The RM-2 district is intended primarily for application to areas designated by the general plan for high density. (Ord. 22-431 § 1; Ord. 92-73)

[...]

17.36.050 Property development standards.

A. Fences, walls and hedges shall conform to the provisions of Chapter 17.92.

B. Site Area. The minimum site area in the RM-3 and RM-2 districts shall be six thousand (6,000) square feet. ~~The minimum site area in the RM MH8 district shall be five acres (see Section 17.72.030)~~

C. Site Area Per Dwelling Unit. The minimum site area shall be as follows:

District	Area per Unit
RM MH8	3,000 sq. ft.
RM-3	3,000 sq. ft.
RM-2	2,000 sq. ft.

D. Density. The allowable density for the RM multifamily residential districts shall be as identified below, per the city’s general plan:

~~1. RM MH8: a minimum of one and a maximum of eight units per acre.~~

12. RM-3: a minimum of eight and a maximum of fifteen (15) units per acre.

23. RM-2: a minimum of sixteen (16) and a maximum of twenty-five (25) units per acre.

E. Frontage, Width and Depth of Site.

1. Each site, other than for a mobilehome in a mobilehome park, shall not have less than fifty (50) feet of frontage on a public street, except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty (40) feet, provided the width of the site, as measured along the front yard setback line, is at least sixty (60) feet.

2. The minimum width of each site, other than for a mobilehome park, shall be fifty (50) feet.

3. The minimum depth of each site, other than for a mobilehome in a mobilehome park, shall be eighty (80) feet.

F. Coverage. The maximum site area covered by structures shall be as follows:

District	Coverage
RM MH8	Not applicable
RM-3	50%
RM-2	60%

17.36.060 Site plan and architectural design review.

Except for mobilehomes, single-family dwellings and accessory structures and uses related thereto, no use may be established on any lot or site in an RM district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapters 17.100 and 17.104. ~~The development of mobilehome parks within the RM MH8 district shall be subject to the standards and regulations prescribed under Chapter 17.72.~~ (Ord. 92-73)

[...]

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~~Chapter 17.40 PO Professional Office District~~

~~17.40.010 Purposes and application.~~

~~— This district is intended to provide opportunities for the location of professional and commercial offices in close relationship to one another in areas designated for combined professional office use and high density use by the general plan; to provide adequate space to meet the needs of such offices for off-street parking and loading space; and to protect offices from noise, disturbances, traffic hazards and other objectionable influences which would adversely affect professional and business practices being conducted. (Prior code § 178.01)~~

~~17.40.020 Permitted uses.~~

~~— A. Offices which deal in professional and business services in which goods, wares and merchandise are not commercially created, sold or exchanged;~~

~~— B. Medical and dental laboratories and clinics, and prescription pharmacies in conjunction therewith or with a hospital;~~

~~— C. Any use listed as a permitted use within the R or RM districts;~~

~~— D. Accessory structures and uses located on the same site as a permitted use;~~

~~— E. Other uses which are added to this list according to the procedure in Section 17.16.020;~~

~~— F. The keeping of animals in accordance with the standards of Chapter 17.28;~~

~~— G. Emergency shelters, in accordance with the provisions of Chapter 17.74. (Ord. 16-365 § 4; prior code § 178.02)~~

~~17.40.030 Permitted uses—Administrative approval required.~~

~~— The following uses may be permitted in accordance with Chapter 17.108:~~

~~— A. Boarding and rooming houses;~~

~~— B. Guest houses;~~

~~— C. Gas and electric transmission lines, in accordance with Section 17.108.080; electrical transmission and distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks;~~

- ~~— D. Licensed family day care center for nine to fourteen (14) children as an accessory use in a dwelling;~~
- ~~— E. Home occupations in accordance with Chapter 17.64;~~
- ~~— F. Incidental and accessory structures and uses, as defined in Section 17.04.080, located on the same site as a use permitted by administrative approval or conditional use;~~
- ~~— G. A second housing unit in accordance with the provisions of Chapter 17.80;~~
- ~~— H. Other uses which are added to this list according to the procedure in Section 17.16.020. (Prior code § 178.03)~~

17.40.040 Conditional uses—Commission approval required.

- ~~— A. Assembly uses;~~
- ~~— B. Public and private charitable institutions, hospitals, sanitariums, nursing homes, rehabilitation homes and rest homes, including state authorized homes as prescribed under Section 17.32.040(B);~~
- ~~— C. Public uses of a cultural type, including libraries, museums, and art galleries;~~
- ~~— D. Mortuaries;~~
- ~~— E. Modest expansion or remodeling of an existing nonconforming use of a structure or land, limited to twenty five percent (25%) or less of the assessed value of existing structures, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200.00), and nonconforming fences, walls and hedges;~~
- ~~— F. Expansion, remodeling, or additions to a conditional use that are not considered an incidental or accessory use as defined in Section 17.04.080;~~
- ~~— G. Other uses which are added to this list according to the procedure in Section 17.16.020. (Ord. 16-355 § 1; Ord. 92-73)~~

17.40.050 Property development standards.

- ~~— A. Fences, walls and hedges shall conform to the provisions of Chapter 17.92.~~
- ~~— B. Site Area. The minimum office site shall be five thousand (5,000) square feet. The minimum site area per one family dwelling unit shall be six thousand (6,000) square feet. The minimum site area per multifamily dwelling unit shall be two thousand (2,000) square feet.~~

~~— C. — Frontage, Width and Depth of Site.~~

~~— 1. — Each site shall have not less than fifty (50) feet of frontage on a public street, except that those sites which front on a cul-de-sac or loop-out street may have a frontage of not less than forty (40) feet; provided, that the width of the site as measured along the front yard setback line is at least fifty (50) feet.~~

~~— 2. — The minimum width of each site shall be fifty (50) feet at all other locations on the site which lay to the rear of the front yard setback line.~~

~~— 3. — The minimum depth of each site shall be one hundred (100) feet.~~

~~— D. — Coverage. The maximum site area covered by structures shall be seventy percent (70%) of the total area of the site.~~

~~— E. — Yard requirements~~

~~— 1. — Front yard. The minimum front yard shall be fifteen (15) feet; provided, however, the building official may approve, under Chapter 17.108, within any part of the front yard for nonresidential uses, ornamental covers such as a sidewalk or entry awning, trellis or other similar improvement when the improvement is intended solely as an improved passageway or for aesthetic purposes, providing architectural integrity with the building to which it is attached. Supports shall not occupy more than ninety percent (90%) of the horizontal area covered by the improvement, and the space between supports shall not be enclosed.~~

~~— 2. — Rear yard. The minimum rear yard shall be five feet; provided, however, that where construction involves more than one story and the site lays adjacent to a site in an R district, the rear yard shall be increased by five feet for each additional story. Accessory and garden structures under seven feet in height may be located within any portion of a required rear yard. Access to off-street parking areas from an alley shall meet the standards of Section 17.36.050(F).~~

~~— 3. — Side Yards. The minimum side yard shall be five feet, subject to the following conditions and exceptions:~~

~~— a. — On a reversed corner lot, the side yard adjoining the street shall be not less than one-half the required front yard on the adjoining lot.~~

~~— b. — Accessory structures under seven feet in height may be located in any portion of a required side yard, subject to approval under the provisions of Chapter 17.108, except in the street side yard of a reversed corner lot.~~

~~— c. — Where construction involves more than one story, the side yard shall be increased by five feet for each additional story.~~

~~— d. — A side yard providing access to more than one dwelling unit shall not be less than ten (10) feet.~~

~~— e. — Garages or carports on the street side yard of a corner lot shall be subject to the provisions of Section 17.32.040(F)(3).~~

~~— F. — Distances Between Structures. The minimum distance between a permitted or conditional use and another building on the same site shall be ten (10) feet.~~

~~— G. — Building Height. The maximum height of a permitted or conditional use shall be forty (40) feet.~~

~~— H. — Signs. No sign or outdoor advertising structure of any character shall be permitted except as prescribed in Chapter 17.84.~~

~~— I. — Off Street Parking and Off Street Loading. Off street parking and off street loading facilities shall be provided as prescribed in Chapter 17.76. (Ord. 92-96; Ord. 92-73)~~

17.40.060 Site plan and architectural design review.

~~— Except for one family dwellings and accessory structures and uses related to one family dwellings, no use shall be erected on any lot or site in this district until a site plan and architectural plans shall have been submitted to and approved pursuant to the provisions of Chapters 17.100 and 17.104. (Ord. 92-73)~~

17.40.070 Required conditions.

~~— A. — All office site boundaries adjacent to any residential zoning district shall be visually screened with ornamental masonry walls and landscaping, with wall height to be determined by the planning commission.~~

~~— B. — Street trees, frontage landscaping and parking area landscaping, with automatic irrigation, shall be provided for all office sites. (Ord. 92-73)~~

17.40.080 General provisions and exceptions.

~~— All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16. (Ord. 92-73)~~

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.44 C Commercial District

[...]

Chapter 17.44.030 CC Central Commercial District

A. Application. The central commercial district is intended to be applied within and at the periphery of the central business district (CBD) of the city as described by the general plan. The CBD serves as the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community. Central commercial areas are intended to be developed only as unified commercial centers, except where the existing development pattern makes it impractical.

[...]

D. Conditional Uses—Commission Approval Required. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. Bars, cocktail lounges and nightclubs;
2. Assembly uses;
3. City, county, state or federal administrative offices, libraries, police and fire stations;
4. ~~Dwellings over a permitted use in accordance with density requirements of the RM-1.5 district.~~
45. Farmers markets, including indoor and outdoor facilities;
56. Service commercial uses designated by an asterisk (*), as listed under Section 17.44.040, which include incidental retail and/or office use;
67. Expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent (50%) or less of the value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200.00), and nonconforming fences, walls and hedges;
78. Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Section 17.04.080;
89. Incidental and accessory structures and uses located on the same site as a conditional use;

940. Service stations, as defined by Section 17.04.080 of this code;

1044. Other uses which are added to this list according to the procedure in Section 17.16.020. (Ord. 16-355 § 1; Ord. 99-168; Ord. 98-164; Ord. 92-73)

Chapter 17.44.040 CS Commercial Service District

A. Application. The service commercial district is intended primarily for establishments engaged in servicing equipment, materials and products, but which do not require the manufacturing, assembly, packaging or processing of articles or merchandise for distribution and retail sale. Land requirements for most service commercial uses generally dictate their application along arterial and collector streets of the city which generally lie close to central commercial, highway commercial and industrial districts, in accordance with the general plan.

B. Permitted Uses.

1. Off-street parking lots improved in conformity with Chapter 17.76 shall be permitted;
2. Service commercial establishments, including the following. (Note: Those uses marked with an asterisk (*) are permitted as conditional uses in CC districts, as indicated in Section 17.44.030:

Permitted Uses for CS Districts

Addressograph services *

Automobile body and fender repair

Automobile repairing, overhauling, rebuilding and painting

Automobile sale and service (new) *

Automobile and tractor parts and equipment *

Automobile upholstery and top shops

Automobile washing, either self-service or involving the use of mechanical conveyors, blowers and steam cleaning *

Bakeries, retail and wholesale *

Bars, cocktail lounges and nightclubs

Bicycle shops

Blacksmith shops

- Blueprint and photocopy
- Boat sales and service
- Book binding
- Bottling works
- Building materials
- Bus depots and transit stations, including storage and repair
- Business, professional and trade schools and colleges
- Carpenters' shops
- Carpeting and flooring
- Catering
- Ceramic and pottery works
- Cleaning, pressing and dyeing establishments (using nonflammable and nonexplosive cleaning fluid)*
- Cold storage
- Columbariums and crematoriums
- Communications equipment
- Contractors' storage yards
- Convenience-oriented food stores limited to a maximum of five thousand (5,000) square feet of floor area
- Dairy products plants
- Diaper supply
- Drapery and interior decorating
- Electrical repair shops *
- Equipment rental

- Exterminators
- Farm equipment sales and service
- Feed and seed
- Food lockers
- Freight forwarding terminals
- Furniture stores, new and used
- Furniture warehouses and van services
- Glass Installation *
- Gunsmith *
- Heating, ventilating and air-conditioning shops, including incidental sheet metal
- Home improvement centers
- Household and office equipment and machinery repair shops
- Household repair shops *
- Ice storage and sale
- Kennels located not closer than five hundred (500) feet to an ~~RA~~, R, RM, ~~P0~~, CN, or CC, ~~CR~~
~~or CW~~
- district
- Laboratories *
- Laundries *
- Linen supply services *
- Liquor
- Locksmith
- Lumber yards, not including planing mills or saw mills *
- Machinery sales and rentals

Mattress repair

Mini-storage *

Mortuaries *

Motorcycle sales and service *

Musical instrument repair and incidental sales *

Nurseries and garden supply stores *

Offices incidental to another permitted use

Packing and crating

Paint and wallpaper

Parcel delivery *

Photographic and blueprint processing and printing *

Picture framing

Plumbing and sheet metal *

Pool halls

Pressing of wearing apparel *

Printing, lithographing and engraving *

Public utility service yards

Radio and television broadcasting

Radio, television, VCR, video and related electronic equipment repair shops

Railroad freight and passenger stations *

Recycling center (a state certified recycling center or collection facility may be located within an existing development commercial property if the area is within a “convenience zone” as defined by the California Department of Resources Recycling and Recovery (CalRecycle). The recycling center or collection facility shall conform to the provisions of Chapter 17.100 of this title)

Repair garages

Restaurants, including drive-in restaurants

Rug and carpet cleaning and dyeing

Safe and vault repairing

Self-service laundry and dry cleaning

Sheet metal shops

Shoe repair shops

Sign painting shops *

Small animal hospitals or clinics and veterinarians' offices, including short-term boarding of animals and incidental care such as bathing and trimming; provided, that all operations are conducted entirely within a completely enclosed structure which complies with specifications of soundproof construction as prescribed by the building official

Stone and monument yards or mills

Storage garages and buildings *

Storage yards for commercial vehicles

Taxidermists *

Thrift shops and secondhand stores

Tire sales, retreading and recapping *

Tool or cutlery sharpening or grinding *

Trade schools *

Trailer sales and service and rentals

Transit terminals

Truck sales, including sales and installation of parts and accessories and repairs incidental to vehicle dealerships

Trucking terminals

Typewriter repair shops *

Upholstery shops *

Used car sales *

Warehouses, except for the storage of fuel oil or flammable liquids and explosives

Welding and blacksmithing, excepting drop hammer

Wholesale establishments *

Other uses which are added to this list according to the procedure in Section 17.16.020;

3. Offices and retail stores incidental to and on the same site with a commercial service establishment;

4. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks;

5. Incidental and accessory uses and structures located on the same site as a permitted use.

[...]

~~17.44.060 CR: regional commercial district.~~

~~— A. Application. The regional commercial district is intended for application to properties in the immediate vicinity of freeway interchanges where large scale commercial development can be located which is intended to serve the needs of the regions surrounding the city, including the Sacramento San Joaquin Delta and other areas of Northern and Central California.~~

~~— B. Permitted Uses.~~

~~— 1. Factory outlet shopping centers;~~

~~— 2. Recreation theme parks;~~

~~— 3. Business parks and regional office centers;~~

~~— 4. Convention centers;~~

~~— 5. Centers for the regional distribution of goods and services;~~

~~— 6. Incidental and accessory structures and uses located on the same site as a permitted use;~~

~~— 7. Other uses which are added to this list according to the procedure in Section 17.16.020.~~

~~— C. Permitted Uses Administrative Approval Required. Any of the uses listed under~~

~~Section 17.44.050(B) are permitted with administrative approval.~~

~~— D. Conditional Uses Commission Approval Required. Any of the uses listed under Section 17.44.050(D) are conditional uses requiring the approval of the commission. (Ord. 92-73)~~

17.44.070 CW: waterfront commercial district.

~~— A. Application. The waterfront commercial district is intended exclusively for application to properties along the levees of the San Joaquin River or its tributaries which are designated by the general plan for water related residential, commercial or public use.~~

~~— B. Permitted Uses, Permitted Uses With Administrative Approval, and Conditional Uses with Commission Approval. Any uses allowed by the planning commission and city council as prescribed by a planned unit development permit under the procedures of Sections 17.52.010 and 17.52.020 and Chapter 17.56. (Ord. 92-73)~~

[...]

17.44.090 Property development standards for commercial districts.

A. Screening and landscaping, fences, walls and hedges shall conform to the provisions of Chapter 17.92.

B. Site Area. There shall be no limitation.

C. Frontage, Width and Depth. There shall be no limitation.

D. Coverage. There shall be no limitation.

E. Yard Requirements.

1. The minimum front yard shall be as follows:

District	Minimum Requirements	Yard	Minimum Yard Requirements Abutting Certain Property ¹
CN	15 feet		15 feet
CC	0 feet ²		10 feet
CS	0 feet		10 feet
CH	10 feet		15 feet
CR	15 feet		15 feet
CW	15 feet		15 feet

Notes:

¹ Minimum on a site abutting on property in a RCO, UR-ST, R, or RM or PØ District and fronting on the same street.

² ~~The requirement shall be 15 feet for property outside of the central business district.~~

2. Except as specified below, no side yards or rear yards shall be required;

a. In any commercial district, the minimum side yard abutting a RCO, UR-ST, RA, R, or RM, PØ-district shall be ten (10) feet.

b. In any commercial district, the minimum rear yard abutting a RCO, UR-ST, RA, R, or RM or PØ district shall be ten (10) feet.

F. Distances between structures. The minimum distance between a dwelling unit and another structure shall be ten (10) feet.

G. Building Height. In a CN, or CH or CW District, sixty-five (65) feet maximum; in a CC, or CS or CR district, seventy-five (75) feet maximum, except as may be provided under the provisions of Sections 17.52.010, and ~~17.52.020~~, Chapters 17.56 or 17.112.

H. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided as prescribed in Chapter 17.76.

I. Signs and Outdoor Advertising Structures. No sign or outdoor advertising structure of any character shall be provided, except as prescribed in Chapter 17.84. (Ord. 92-73; Ord. 92-96)

[...]

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Chapter 17.48 I Industrial District

[...]

17.48.050 Property development standards.

A. Screening and landscaping—Fences, walls and hedges shall conform to the provisions of Chapter 17.92.

B. Site Area. The minimum site area shall be one-half acre in the IG district. No minimum site area shall be required in the IL district.

C. Frontage, Width and Depth of Site. There shall be no limitations.

D. Coverage. There shall be no limitations.

E. Yard Requirements.

1. Front Yard. The minimum front yard for both the IL and IG districts shall be ten (10) feet.

2. Rear and Side Yards. Except as provided below, no rear yard or side yards shall be required.

a. The minimum rear yard abutting a UR-ST, RCO, ~~RA~~, R, RM, ~~PO~~, or C district shall be fifteen (15) feet.

b. On a reversed corner lot adjoining a key lot in a UR-ST, RCO, ~~RA~~, R, RM, ~~PO~~ or C district, the minimum side yard adjoining the street shall not be less than one-half the required front yard on the key lot.

c. The minimum side yard abutting a UR-ST, RCO, ~~RA~~, R, RM, ~~PO~~ or C district shall be fifteen (15) feet.

F. Distances Between Structures. There shall be no limitations.

G. Building Height. The building height shall be no greater than seventy-six (76) feet, unless a building height of no greater than ninety-five (95) feet is determined to be warranted by the planning commission under the provisions of Chapter 17.100, and except that a greater height may be approved for tanks, towers, silos and similar facilities under the provisions of Chapter 17.112.

H. Off-Street Parking and Off-Street Loading. Off-street parking and off-street loading facilities shall be provided as prescribed in Chapter 17.76.

I. Signs and Outdoor Advertising Structures. No signs or outdoor advertising structure of any character shall be permitted, except as provided in Chapter 17.84. (Ord. 12-312 § 2; Ord. 92-96; Ord. 92-73)

[...]

~~17.48.080 Planned Industrial Districts.~~

~~— A. Purposes and Application. The IP planned industrial district is intended for application to those industrial areas which are planned for development for the mutual protection of a community of industries in accordance with a development program approved by the city. Such a program involves the combining of certain uses and a set of development regulations which are more restrictive than those otherwise provided in the IL and IG districts.~~

~~— B. Regulations.~~

~~— 1. In order to assure the mutual protection and compatibility of uses to be located within a IP district, the owners of all the land within the area proposed to be classified IP shall submit the following to the city:~~

~~— a. A more restrictive list of those uses set forth in Sections 17.48.020(B) and (C) and 17.48.030(B) and (C), which uses are desired by the owners to be listed as permitted uses under this section;~~

~~— b. A statement of more restrictive regulations relating to each of the subjects of Sections 17.44.070, 17.48.040 and 17.48.050 and than are now provided by these sections, and which are desired by the owners to become additional regulations under this section.~~

~~— 2. Upon written approval of the planning commission, the list of permitted uses and statements of more restrictive regulations requested for a particular parcel of land shall become the regulations of this section with respect to such parcel of land by reference with the same force and effect as if the regulations were specifically set out and described under this section; provided, however, such statements of more restrictive regulations shall apply in addition to those prescribed within Section 17.48.060.~~

~~— 3. All uses listed as requiring conditional use permits in the IL or IG districts shall be considered as conditional uses under this section.~~

~~— 4. The minimum acreage required for the application of the IP district shall be five acres.~~

~~— C. Required Conditions. Before the city council may give written approval pursuant to this section, and classify property as being within the IP district, the owners shall record, in the office of the county recorder, deed restrictions running with the land affected corresponding to the list of permitted uses and statements of more restrictive regulations approved pursuant to the provisions of subsection B above. (Ord. 92-73)~~

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Chapter 17.49 Crossroads Overlay District

[...]

Chapter 17.49.030 Highway Commercial/Highway Service Overlay

A. The specified properties in the Crossroads overlay district shall include all uses permitted by Section 17.44.050 of this title and the following permitted uses:

1. Motels, hotels;
2. Eating places (including those dispensing alcoholic beverages);
3. Automobile service stations;
4. Newsstands, gift and souvenir shops, arts and crafts studios, self-service ice dispensers, laundry and dry cleaning agencies, and vending machines;
5. Factory outlet malls on parcels of no less than ten (10) acres;

[...]

B. The specified properties in the Crossroads overlay district shall include all uses conditionally permitted by Section 17.44.050 of this title and the following conditional uses:

1. Banks, carwashes, new car and farm equipment sales;
2. Nightclubs, including places providing dancing;
3. Kennels for household pets when accessory to a motel or hotel;
4. Commercial recreation;
- ~~5. Barbershops, beauty shops;~~
56. Nurseries and greenhouses;
67. Public utility and communications equipment buildings and studios. (Ord. 19-405 § 1; Ord. 18-384 § 1)

[...]

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Chapter 17.52 Combining Districts

[...]

17.52.020 Mixed use combining district (MXU).

~~— A. Purposes and Application. The mixed use combining district (MXU) is intended for application to those residential, commercial and industrial base zoning districts which lay within the boundaries of the city's redevelopment project area(s), and which are designated as areas characterized by a mixture of uses, blighted structures and sites, and/or inadequate street and alley improvements. The MXU combining district is to be applied to only those redevelopment project areas selected by the city council as meeting the purposes of this section. Use arrangements within these areas are to be made physically, functionally and aesthetically compatible through either site plan review, architectural design review, PUD procedures, or a combination thereof, as determined by the city council.~~

~~— B. Applicable Regulations and Procedures.~~

~~— 1. The MXU combining district provides the flexibility needed to improve land use conditions within redevelopment project areas under conditions of uncertainty as to the types of uses that may be proposed or that may be economically feasible for specific properties over time. Under mixed use, all categories of land use shown on the general plan diagram are eligible for consideration within redevelopment project areas.~~

~~— 2. Because the best potential use for some properties may be more clear cut than for others, the base land use designations of the general plan provide guidance for the selection of those base zoning districts to be applied throughout the redevelopment project area(s). However, such guidance does not abrogate the potential and flexibility offered for mixed use. An application for a building permit, site plan review or PUD will initiate the process for determining an appropriate development proposal under mixed use regulations. The planning commission shall make a determination as to which procedures shall be followed under the provisions of Chapters 17.56, 17.108 and 17.112. (Ord. 92-73)~~

17.52.030 Mossdale Village combining district (MV).

A. Application. The Mossdale Village combining district (MV) is intended for application to all lands located within the Mossdale Village portion of the West Lathrop Specific Plan. The designation of MV after any zoning district indicates that the zoning district so combined is modified by the regulations included in the West Lathrop Specific Plan then in effect.

B. Applicable Regulations and Procedures. The development of property within the MV combining district shall be subject to the regulations found in the West Lathrop Specific Plan and

the applicable urban design concept. In addition, it is anticipated that agricultural use of the land within the MV combining district will continue for many years. Therefore, the following shall be considered conforming uses in any zoning district which is combined with the MV combining district:

1. Field crops, tree crops, row crops, berry or bush crops, provided no additional land shall be planted in cotton, trees, or vines;

2. Farms for the keeping or raising of animals, excluding poultry farms, rabbit or other small animal farms, fish or frog farms, dairies, hog farms, feedlots, slaughterhouses and kennels unless otherwise specifically permitted in the zoning district which is combined or if they exist on the day the property annexes. Any new poultry farms, rabbit or other small animal farms, fish or frog farms, dairies, hog farms, feedlots, slaughterhouses and kennels proposed subsequent to annexation are specifically prohibited.

~~— C. Conditionally Permitted Uses – Commission Approval Required. The following use may be approved according to the procedures in Chapter 17.112:~~

~~— 1. Recycled water storage ponds and sprayfields. (Ord. 22-431 § 1; Ord. 04-237 § 4; Ord. 96-132)~~

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.56 Planned Unit Developments

[...]

17.56.020 Districts.

A planned unit development may be located in any district ~~other than a R-1-6X district~~ upon the granting of a use permit in accordance with the provisions of this chapter, or by applying the planned unit development combining district in accordance with the provisions of Sections 17.52.010 and 17.52.020. (Ord. 92-73)

17.56.030 Permitted uses.

A planned unit development shall include only those uses permitted, either as permitted uses or conditional uses, in the zoning district in which the planned unit development is located, subject to the following exceptions:

A. Any combination of uses permitted in any ~~RA, R, or RM or PO~~ district as a permitted use, a use permitted by administrative approval, or a conditional use, may be included in a planned unit development located in a RA, R or RM District.

B. Any combination of uses permitted within any ~~PO, C, or IL~~ district as a permitted use, a use permitted by administrative approval, or a conditional use may be included in a planned unit development located in a PA or C district.

C. Any combination of uses permitted in any ~~CS, CH, IL or IG~~ district as a permitted use, a use permitted by administrative approval, or conditional use may be located in a planned unit development located in an IL or IG district. (Prior code § 188.03)

[...]

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Chapter 17.57 Mossdale Landing Zoning Districts

17.57.010 Article 1. Mossdale Landing Zoning Districts of the Mossdale Landing Urban Design Concept – Purposes. and application.

~~The Mossdale Landing zoning districts are subject to the Mossdale Landing urban design concept, the Mossdale Landing East urban design concept or Mossdale Landing South urban design concept. (Ord. 22-431 § 1)~~

The Mossdale Landing zoning districts in this chapter are designed to provide the opportunity for a wide variety of residential and commercial uses on lands located in the Mossdale Village area which are encompassed by the approved West Lathrop Specific Plan. These zoning districts are subject to the Mossdale Landing Urban Design Concept. These zoning districts, ending in “-MV” are limited to the Mossdale Village.

17.57.100 CS-MV: Service Commercial – Mossdale Village Zoning District - Application.

The CS-MV uses will be located along the frontage of I-5, between Golden Valley Parkway and Manthey Road. The CS-MV zone district is intended for establishments engaged in local and regional retail, services, and office functions. These businesses require easy arterial access, good visibility, and adequate parking. The service commercial designated parcel of Mossdale Landing is a small part of a larger commercial district in the Mossdale Village area of the West Lathrop Specific Plan. As such, the architectural character of the commercial development shall be consistent with the design standards established for the remainder of the Mossdale Village commercial areas. These commercial areas will be pedestrian oriented in terms of circulation, storefront and “public space” design, and provide connections to other adjacent commercial and residential areas. The proposed uses in the CS-MV zone district shall provide an architecturally consistent theme along Golden Valley Parkway and the surrounding land uses, particularly the Village Center.

17.57.101 Permitted uses.

- A. Retail Sales uses include, but are not limited to:
 - 1. Antique/Collector Shops
 - 2. Art Gallery/Picture Framing
 - 3. Auto Parts Stores
 - 4. Beauty Supply Stores

5. Beer/Wine stores – Sales only
6. Bicycle/Skateboard/Surf/Ski Shop
7. Bookstores/Newsstands
8. Boutique/Gift Stores
9. Bridal/Formal Wear
10. Camera/Photo Stores
11. Candy/Confectionery
12. Children`s/Teen`s Stores
13. Clothing/Apparel/Accessories
14. Consignment/Thrift Stores
15. Costume/Wig Shops
16. Fabric/Craft Stores
17. Floor Coverings/Carpet Stores
18. Floral Shops
19. Furniture/Appliance Stores
20. Health Food Store/Specialty Food Stores
21. Home Furnishings & Housewares/Window Coverings/Tableware/Linens
22. Jewelry Stores
23. Lighting Stores
24. Music/Musical Instrument/Audio Recording Stores
25. Office Supply Stores
26. Paint/Wallpaper Stores
27. Party Supply Stores

28. Pets and Pet Supply Stores

29. Stationary/Card Shops

30. Shoe/Hat Stores

31. Specialty Shops

32. Sporting Goods Stores

33. Toy/Hobby Stores

B. Service Retail uses include, but are not limited to:

1. Alterations/Tailor/Fur & Repair & Storage

2. Bank/Credit Unions/Savings & Loan/Financial Institutions

3. Barber/Beauty Salon/Nail Salon/Facial/Massage

4. Copying/Printing/Blueprints

5. Dry Cleaner (no plant on premises)

6. Employment Agencies

7. Formal Wear Rental Shops

8. Health Clubs/Fitness Centers/Physical Therapy

9. Instruction & Training in Gymnastics, Martial Arts, Aerobics, Yoga

10. Laboratories

11. Laundromats

12. Locksmiths

13. Lube Shops

14. Postal/Mail Stores

15. Photographic/Artists Studio

16. Real Estate/Title Offices

17. Shoe Repair Shops
18. Travel/Tour Agencies
19. Veterinarian/Animal Hospital
20. Video/Audio Rental Shops
21. Watch/Clock Repairs Shops

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Banquet Facilities
3. Café/Coffee House Shops
4. Delicatessen/Catering Services
5. Ice Cream/Yogurt Shops
6. Outdoor Seating Areas for Food Establishments
7. Restaurants

D. Office Uses include, but are not limited to:

1. Administrative Headquarters
2. Business, Consulting and Commercial Services
3. Business, Professional and Administrative Offices
4. Medical and Dental Laboratories
5. Radio and Television Broadcasting
6. Stock Brokerage

E. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds

F. Retail Sales Uses include, but are not limited to:

1. Department Stores/General Merchandise Stores
2. Drug Stores
3. Electronics/Audio/Video/Computers/Software Stores
4. Furniture/Appliance Stores
5. Grocery Stores
6. Hardware/Home Improvement/Nursery Stores
7. Sale of New Motorsports Vehicles, including, but not limited: motorcycles, snowmobiles, jet skis, all-terrain vehicles, small watercraft, or similar vehicles and including the ancillary sale of used motorsports vehicles, parts, and accessories and maintenance, repair and service of motorsports vehicles.
8. Tire Stores

G. Service Retail Uses include, but are not limited to:

1. Day Care Centers
2. Emergency Medical/Dental, Clinics, and prescribing pharmacy within

H. Eating, drinking and entertainment establishments include, but are not limited to:

1. Amusement/Arcades
2. Fast Food Drive-Through/Drive-In Facility

3. Private Clubs

I. Regionally oriented, high volume, retail uses include, but are not limited to:

1. Auto/Truck Centers
2. Design/Contractors Centers
3. Discount/Off Price Centers
4. Entertainment/Lifestyle Centers
5. Factory Outlet Stores
6. Furniture Outlets
7. Malls
8. Power Centers
9. Promotional Centers

J. Regionally oriented, high volume, retail uses include, but are not limited to:

1. Communications Equipment
2. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks.

K. Incidental and accessory structures and uses on the same site as a permitted use.

L. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.102 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. Administrative Offices – City, County, State, and Federal

2. Auditoriums/Concert Halls
3. Adult Novelty Stores
4. Ambulance Stations
5. Any facility or business serving alcoholic beverages or selling hard alcohol.
6. Any facility or business producing excessive noise, sounds or music.
7. Billiards /Pool Halls
8. Bowling Alleys
9. Business and professional schools and colleges
10. Car Washes
11. Educational/Assembly Uses
12. Cocktail Lounge/Bar
13. Community/Civic Centers
14. Skating rinks and other similar commercial recreation facilities.
15. Fire/Police Station
16. Gaming/Gambling/Bingo Parlor
17. Gas and electrical transmission lines
18. Gas/Service Station/Convenience store
19. Governmental offices
20. Hospital/Medical center
21. Hotel (subject to LMC Chapter 17.78 Hotel Limitations)
22. Library
23. Museums
24. Nightclub/Micro-brewery

25. Recreational facility/Indoor
26. Senior/Youth Centers
27. Temporary Christmas tree lot
28. Temporary pumpkin patch
29. Theater (Dinner, Movie, Live, etc.)
30. Transit Stations

17.57.103 Property development standards.

Specific development and architecture standards for the Service Commercial - Mossdale Village (CS-MV) zone district are established in the Mossdale Landing Urban Design Concept document.

17.57.104 Site plan and architectural review required.

No use shall be erected on any lot or site in any CS-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.105 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.110 CV-MV: Village Commercial – Mossdale Village Zoning District - Application.

The CV-MV uses will be located along Towne Centre Drive in Mossdale Village. This district is intended as a mixed use, pedestrian-oriented development typical of traditional main streets to create a sense of belonging and community to its surrounding residents. The goal of Mossdale Landing’s village commercial area is to create the vitality and charm associated with these main streets. An integrated mix of retail, office, services, and living are also general ideas behind this type of development. Street level frontage uses should be comprised of small retail and service businesses, integrated with larger anchor tenants. Multi-level buildings can be either office or commercial at ground level with residential or office above. The village commercial area is planned to create a symbiotic relationship among these various live, work, and play opportunities.

17.57.111 Permitted uses.

- A. Retail Sales uses include, but are not limited to:
 - 1. Arts instruction (music, dance, painting)
 - 2. Appliance and Equipment Repair
 - 3. Barber/Beauty Shop/Nail Salon
 - 4. Copying and Printing Services
 - 5. Drapery and Blind Installation
 - 6. Dry Cleaner (no plant on premises)
 - 7. Formal Wear
 - 8. Laundromats
 - 9. Locksmiths
 - 10. Photographic Studios
 - 11. Shoe Repair
 - 12. Tailor
 - 13. Travel Agency
 - 14. Watch and Clock Repair

B. Local Serving Retail uses include, but are not limited to:

1. Art Gallery/Supply Store
2. Auto Parts Stores
3. Bakery
4. Bicycle Shops
5. Book Stores
6. Clothing Stores
7. Computers/Electronic Equipment
8. Drug Stores
9. Floor Coverings
10. Florist/Plant Shop
11. Gift Shops
12. Hardware Stores
13. Hobby Shops
14. Home Appliances
15. Jewelry Stores
16. Beer/Wine Sales – Tasting Store (no off-site sales of liquor permitted within 1,000 feet of a school.
17. Music Stores
18. Newspapers and Magazines
19. Paint, Glass, and Wallpaper Stores
20. Party Supply Stores
21. Pet Store and Supplies

22. Photographic Supply Stores
23. Picture Framing Shops
24. Shoe Stores
25. Specialty Food Store including: meat, fish, wine, candy, health food, etc. (no off-site sales of liquor permitted within 1,000 feet of a school).
26. Specialty Goods including: cooking supplies, housewares, linen, window coverings, china/glassware, etc.
27. Sporting Goods Stores
28. Stationary/Office Supply Stores
29. Toy Stores
30. Variety Stores

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Café/Coffee House Shops
3. Delicatessens (no off-site sales of liquor permitted within 1,000 feet of a school)
4. Ice Cream/Yogurt Shops
5. Outdoor Seating Areas for Food Establishments
6. Restaurants (no drive-through operations, and no off-site sales of liquor permitted within 1,000 feet of a school).
7. Video Stores

D. Business and Professional Office Uses include, but are not limited to:

1. Employment Agencies

2. Professional Offices including: accounting, architectural, dental, engineering, legal, etc.
3. Real Estate/Title Offices

E. Business and Professional Office Uses include, but are not limited to:

1. Artist’s Studios (live/work units) in mixed-use applications only. These units are not permitted in solely residential projects.
2. Apartments, Flats, and Townhouses
3. Convalescent and Assisted Care Facilities
4. Home Occupations in accordance with the provisions of Chapter 17.64.
5. Rest/Nursing Homes

F. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds

G. Business and Professional Offices Uses include, but are not limited to:

1. Bank, Savings and Loan and other Financial Institutions
2. Medical, Optometry, and Dental Offices

H. Other Uses include, but are not limited to:

1. Communications Equipment
2. Electrical Transmission and Distribution Substations, Gas Regulator Stations, Public Service Pumping Stations and Elevated Pressure Tanks

I. Incidental and accessory structures and uses on the same site as a permitted use.

J. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.112 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
 - 1. Any facility or business serving alcoholic beverages or selling hard alcohol (no off-site sales of liquor permitted within 1,000 feet of a school).
 - 2. Any facility or business with live entertainment or music.
 - 3. Bar or cocktail lounge (no off-site sales of liquor permitted within 1,000 feet of a school)
 - 4. Community Center
 - 5. Day Care Center
 - 6. Educational/Assembly Uses
 - 7. Library
 - 8. Lodge Hall
 - 9. Micro-brewery (no off-sales of liquor permitted within 1,000 feet of a school)
 - 10. Nightclub (no off-site sales of liquor permitted within 1,000 feet of a school)
 - 11. Post Office
 - 12. Recreational Facility - Indoor
 - 13. Social Club (no off-site sales of liquor permitted within 1,000 feet of a school)
 - 14. Senior Centers
 - 15. Theater – Indoor (Dinner, Movie, Live Play, etc.)
 - 16. Video Arcade

17.57.113 Property development standards.

Specific development and architecture standards for the Village Commercial - Mossdale Village (CV-MV) zone district are established in the Mossdale Landing Urban Design Concept document.

17.57.114 Site plan and architectural review required.

No use shall be erected on any lot or site in any CV-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.115 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.120 RL-MV: Low Density Residential – Mossdale Village Zoning District - Application.

The RL-MV district is intended for Mossdale Village's single-family development platted in neighborhood planning areas of three different lot sizes of 5,000 square feet, 6,000 square feet, and 7,000 square feet. It is recognized that lots within a designated neighborhood planning area may exceed the minimum square footage area of that neighborhood, however, these lots are still subject to that neighborhood's development standards.

17.57.121 Permitted uses.

- A. Permitted uses include:
1. One-family detached dwelling.
 2. Home occupations in accordance with Chapter 17.64.
 3. Raising of fruit and nut trees, vines, vegetables and horticultural specialties on a noncommercial basis.
 4. Fenced or enclosed swimming pools for either individual, family or communal use or an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement.

5. A State-authorized, certified or licensed facility including: a family day care home providing care of up to fourteen (14) children; a foster home or group home serving up to eight (8) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
6. Accessory structures and uses located on the same site with a permitted use.
7. Reclaimed water storage ponds
8. Spray fields
9. Storm drain detention and retention ponds
10. Public uses of an administrative, recreational, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.

17.57.122 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. A State authorized licensed child day care center as defined by the State of California Department of Social Services.
2. Public and private charitable institutions; State authorized hospitals, sanitariums, rest homes, and nursing homes; State authorized, certified or licensed facility including: a foster home or group home serving nine (9) or more mentally disordered or otherwise handicapped persons, such as rehabilitation homes for the alcohol and/or chemically dependent, or dependent and neglected children, where such homes provide care on a 24-hour basis.
3. Public and quasi-public use of an educational or religious type, including: private non-profit schools, public or private colleges; churches; parsonages and other religious institutions.
4. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

17.57.123 Property development standards.

Specific development and architecture standards for the Low Density Residential - Mossdale Village (RL-MV) zone district are established in the Mossdale Landing Urban Design Concept document.

17.57.124 Site plan and architectural review required.

No use shall be erected on any lot or site in any RL-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.125 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.130 RM-MV: Medium Density Residential – Mossdale Village Zoning District-Application.

The RM-MV district is intended to permit both attached and detached housing units. Attached housing may consist of duets, townhomes or rowhouses, condominiums, and apartments. Detached housing may consist of zero lot line, zipper lots, or courtyard housing. New planning concepts and lot reconfigurations, such as alleys or other features particular to a selected housing type, that do not fall within the development standards listed in the Mossdale Urban Design Concept document may be considered by the Community Development Department.

17.57.131 Permitted uses.**A. Permitted uses include:**

1. One-family detached dwelling.
2. Two or more single-family dwellings proposed for the same site.
3. Duplexes.
4. Multi-family dwellings or apartments.
5. Home occupations in accordance with Chapter 17.64.
6. A State-authorized, certified or licensed facility including: a family day care home providing care of up to fourteen (14) children; a foster home or group home serving up to eight (8) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
7. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, museums, art galleries, police

- and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.
8. Fenced or enclosed swimming pools for either individual, family or communal use or an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement or a front yard.
 9. Incidental and accessory structures and uses located on the same site with a permitted use.
 10. Reclaimed water storage ponds
 11. Spray fields
 12. Storm drain detention and retention ponds

17.57.132 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
 1. A State authorized licensed child day care center as defined by the State of California Department of Social Services.
 2. Public and private charitable institutions; State authorized hospitals, sanitariums, rest homes, and nursing homes; State authorized, certified or licensed facility including: a foster home or group home serving nine (9) or more mentally disordered or otherwise handicapped persons, such as rehabilitation homes for the alcohol and/or chemically dependent, or dependent and neglected children, where such homes provide care on a 24-hour basis.
 3. Boarding or rooming houses as defined in Section 17.04.080 of this Title.
 4. Public and quasi-public use of an educational or religious type, including: private non-profit schools, public or private colleges; churches; parsonages and other religious institutions.
 5. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

17.57.133 Property development standards.

Specific development and architecture standards for the Medium Density Residential - Mossdale Village (RM-MV) zone district are established in the Mossdale Landing Urban Design Concept document.

17.57.134 Site plan and architectural review required.

No use shall be erected on any lot or site in any RM-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.135 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.140 RH-MV: High Density Residential – Mossdale Village Zoning District - Application.

The RH-MV district is intended for Mossdale Landing South’s multi-family and attached housing development. The theme, design styles, materials and colors shall reflect those of the other residential neighborhoods of Mossdale Landing South.

17.57.141 Permitted uses.

- A. Attached multi-family residential uses including, but not limited to:
 - 1. Condominiums, apartments, flats, townhouses, and independent living facilities.
 - 2. Convalescent and assisted care facility.
 - 3. Home occupations in accordance with the provisions of Chapter 17.64.
 - 4. Rest/Nursing homes.
- B. Other uses, including but not limited to:
 - 1. Reclaimed water storage ponds.
 - 2. Spray fields.
 - 3. Storm drain detention and retention ponds.

17.57.142 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of

Chapter 17.112:

1. Day Care Centers.
2. Private non-profit schools and colleges; churches, and other religious institutions.

17.57.143 Property development standards.

Specific development and architecture standards for the High Density Residential - Mossdale Village (RH-MV) zone district are established in the Mossdale Landing South Urban Design Concept document.

17.57.144 Site plan and architectural review required.

No use shall be erected on any lot or site in any RH-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.145 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.150 P/QP-MV: Public/Quasi Public – Mossdale Village Zoning District - Application.

The P/QP-MV zoning district is intended to permit schools, parks, and other public facilities shall relate to and build upon those styles mandated for residential development in the Mossdale Landing Urban Design Concept document. This will ensure that the architecture of public uses will tie into Mossdale Landing’s traditional character. Materials and colors shall be appropriate to the design style selected, and building placement and massing shall be sensitive to the site and adjacent neighborhoods.

17.57.151 Permitted uses.

- A. Permitted uses include, but are not limited to:
1. Community Centers
 2. Farmer’s Market
 3. Festival/Street Fairs

4. Open Space
5. Other such uses that meet the intent of this district, as approved by the Director of Community Development.
6. Park- active and passive
7. Reclaimed water storage ponds
8. Recreation facility
9. Spray fields
10. School
11. Storm drain detention and retention ponds
12. Trails, pathways, maintenance roads, and related features

17.57.152 Site plan and architectural review required.

No use or structure shall be erected on any lot or site in any P/QP-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.153 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

Any use or structure proposed for placement on city owned property pursuant to a lease, license, agreement with the city, or city project, shall be exempt from this chapter, but shall comply with such processing and design standards as are set forth in such lease, license, or other agreement.

17.57.160 P-MV: Park – Mossdale Village Zoning District – Application.

The P-MV District is intended to provide for neighborhood, community and regional parks, greenways, and other outdoor recreation facilities to allow for a wide array of local and community recreational activities and entertainment opportunities within urban development. Specific uses intended for this zoning district include: public recreation sites including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places,

facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbeque facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

17.57.161 Reviewing Authority.

All proposed structures, events, and uses shall be subject to the review and approval by the City of Lathrop Parks and Recreation Commission.

17.57.170 OS-MV: Open Space – Mossdale Village Zoning District – Application.

The OS-MV zoning district is intended to provide for permanent open space in areas that exhibit significant vegetation, wildlife, wetlands, bodies of water or water courses, mineral resources, scenic qualities or recreational potential, water quality and storm water detention basins, and that are designated as open space within the Mossdale Village area. This district is further intended to be applied to lands within the city that are subject to an agricultural land conservation contract under the provisions of the Williamson Act.

17.57.171 Permitted uses.

1. Recreational—Active.
2. Recreational—Passive.
3. Trails and maintenance roads.
4. Levees and other related facility equipment.
5. Private or public infrastructure.
6. Resource management lands.
7. River and other water courses.
8. Drainage, water quality, and other similar facilities, including swales and basins.
9. Reclaimed water storage ponds.
10. Spray fields.
11. Storm drain detention and retention ponds.

12. Incidental and accessory structures and uses on the same site as a permitted use.
13. Other uses added to this list by the planning commission according to the procedures in Section 17.16.020 of the Lathrop Zoning Code.

17.57.172 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code.

Article 2. Mossdale Landing East Zoning Districts of the Mossdale Landing East Urban Design Concept - Purposes.

The Mossdale Landing East zoning districts in this chapter are designed to provide the opportunity for a wide variety of residential and commercial uses on lands located in the Mossdale Village area which are encompassed by the approved West Lathrop Specific Plan. These zoning districts are subject to the Mossdale Landing East Urban Design Concept. These zoning districts, ending in “-MV” are limited to the Mossdale Village.

17.57.200 CH-MV: Highway Commercial – Mossdale Village Zoning District - Application.

The CH-MV designated uses are proposed between I-5 and Golden Valley Parkway directly south of the interchange between I-5 and River Islands Parkway. Uses within the highway commercial area will cater to travelers along I-5 in addition to local Lathrop residents. The highway commercial district is intended for establishments engaged in local and regional retail, service, and office functions. These businesses require easy arterial access, good visibility, and adequate parking. The highway commercial designated parcel of Mossdale Landing East is part of a larger commercial district in the Mossdale Village area of the West Lathrop Specific Plan. The architectural character of the commercial development shall be consistent with the design standards established for other areas of Mossdale Village. These commercial areas will provide efficient circulation, utilize storefront and “public space” design, and establish connections to other adjacent commercial and residential areas. The proposed uses in the highway commercial district shall provide an architecturally consistent theme along Golden Valley Parkway and the surrounding land uses, particularly the Village Center.

17.57.201 Permitted uses.

- A. Retail Sales uses include, but are not limited to:
1. Antique/Collector Shops
 2. Art Gallery/Picture Framing
 3. Auto Parts Stores
 4. Beauty Supply Stores
 5. Bicycle/Skateboard/Surf/Ski Shop
 6. Bookstores/Newsstands
 7. Boutique/Gift Stores
 8. Bridal/Formal Wear
 9. Camera/Photo Stores
 10. Candy/Confectionery
 11. Children's/Teen's Stores
 12. Clothing/Apparel/Accessories
 13. Consignment/Thrift Stores
 14. Costume/Wig Shops
 15. Fabric/Craft Stores
 16. Floor Coverings/Carpet Stores
 17. Floral Shops
 18. Furniture/Appliance Stores
 19. Health Food Store/Specialty Food Stores
 20. Home Furnishings & Housewares/Window Coverings/Tableware/Linens

21. Jewelry Stores
 22. Lighting Stores
 23. Music/Musical Instrument/Audio Recording Stores
 24. Office Supply Stores
 25. Paint/Wallpaper Store
 26. Party Supply Stores
 27. Pets and Pet Supply Stores
 28. Seasonal Outdoor Display/Sales Areas
 29. Stationary/Card Shops
 30. Shoe/Hat Store
 31. Specialty Shops
 32. Sporting Goods Stores
 33. Toy/Hobby Stores
- B. Service Retail uses include, but are not limited to:
1. Alterations/Tailor/Fur & Repair & Storage
 2. Bank/Credit Unions/Savings & Loan/Financial Institutions
 3. Barber/Beauty Salon/Nail Salon/Facial/Massage
 4. Copying/Printing/Blueprints
 5. Dry Cleaner (no plant on premises)
 6. Employment Agencies
 7. Formal Wear Rental Shops
 8. Health Clubs/Fitness Centers/Physical Therapy

9. Instruction & Training in Gymnastics, Martial Arts, Aerobics, Yoga
 10. Laboratories
 11. Laundromats
 12. Locksmiths
 13. Lube Shops
 14. Postal/Mail Stores
 15. Photographic/Artists Studio
 16. Real Estate/Title Offices
 17. Shoe Repair Shops
 18. Travel/Tour Agencies
 19. Veterinarian/Animal Hospital
 20. Video/Audio Rental Shops
 21. Watch/Clock Repairs Shops
- C. Eating, drinking and entertainment establishments include, but are not limited to:
1. Bagel/Donut Shops
 2. Banquet Facilities
 3. Café/Coffee House Shops
 4. Delicatessen/Catering Services
 5. Ice Cream/Yogurt Shops
 6. Micro-brewery
 7. Outdoor Seating Areas for Food Establishments
 8. Restaurants, including on-site alcohol sales
 9. Fast Food Drive-Through/Drive-In Facility

D. Office Uses include, but are not limited to:

1. Administrative Headquarters
2. Business, Consulting and Commercial Services
3. Business, Professional and Administrative Offices
4. Medical and Dental Laboratories
5. Radio and Television Broadcasting
6. Stock Brokerage

E. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds

F. Retail Sales Uses include, but are not limited to:

1. Department Stores/General Merchandise Stores
2. Drug Stores
3. Electronics/Audio/Video/Computers/Software Stores
4. Furniture/Appliance Stores
5. Grocery Stores
6. Hardware/Home Improvement/Nursery Stores
7. Tire Stores

G. Service Retail Uses include, but are not limited to:

1. Day Care Centers
2. Emergency Medical/Dental, Clinics, and prescribing pharmacy within

H. Regionally oriented, high volume, retail uses include, but are not limited to

1. Design/Contractors Centers
2. Discount/Off Price Centers
3. Entertainment/Lifestyle Centers
4. Factory Outlet Stores
5. Furniture Outlets
6. Malls
7. Power Centers
8. Promotional Centers

I. Regionally oriented, high volume, retail uses include, but are not limited to:

1. Communications Equipment
2. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks.

J. Incidental and accessory structures and uses on the same site as a permitted use.

K. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.202 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. Administrative Offices – City, County, State, and Federal
2. Amusement/Arcades
3. Auditoriums/Concert Halls
4. Adult Novelty Stores

5. Ambulance Stations
6. Any facility or business producing excessive noise, sounds or music.
7. Beer/Wine Stores
8. Billiards /Pool Halls
9. Bowling Alleys
10. Business and professional schools and colleges
11. Car Washes
12. Educational/Assembly uses
13. Community/Civic Centers
14. Skating rinks and other similar commercial recreation facilities.
15. Fire/Police Station
16. Gaming/Gambling/Bingo Parlor
17. Gas and electrical transmission lines
18. Gas/Service Station/Convenience store
19. Governmental offices
20. Hospital/Medical center
21. Hotel (subject to LMC Chapter 17.78 Hotel Limitations)
22. Library
23. Museums
24. Nightclub/Cocktail Lounge/Bar
25. Private Clubs
26. Recreational facility/Indoor
27. Senior/Youth Centers

- 28. Temporary Christmas tree lot
- 29. Temporary pumpkin patch
- 30. Theater (Dinner, Movie, Live, etc.)
- 31. Transit Stations

17.57.203 Property development standards.

Specific development and architecture standards for the Highway Commercial - Mossdale Village (CH-MV) zone district are established in the Mossdale Landing East Urban Design Concept document.

17.57.204 Site plan and architectural review required.

No use shall be erected on any lot or site in any CH-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.205 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.210 CS-MV: Service Commercial – Mossdale Village Zoning District - Application.

The CS-MV uses will be located along the frontage of I-5, between Golden Valley Parkway and Manthey Road. The service commercial district is intended for establishments engaged in local and regional retail, services, and office functions. These businesses require easy arterial access, good visibility, and adequate parking. The service commercial designated parcels of Mossdale Landing East are part of a larger commercial district in the Mossdale Village area of the West Lathrop Specific Plan. As such, the architectural character of the commercial development shall be consistent with the design standards established for other Mossdale Village commercial areas. These commercial areas will provide efficient circulation, utilize storefront and “public space” design, and establish connections to other adjacent commercial and residential areas. The proposed uses in the service commercial district shall provide an architecturally consistent theme along Golden Valley Parkway and the surrounding land uses, particularly the Village Center.

17.57.211 Permitted uses.

- A. Retail Sales uses include, but are not limited to:
 - 1. Antique/Collector Shops
 - 2. Art Gallery/Picture Framing
 - 3. Auto Parts Stores
 - 4. Beauty Supply Stores
 - 5. Bicycle/Skateboard/Surf/Ski Shops
 - 6. Bookstores/Newsstands
 - 7. Boutique/Gift Stores
 - 8. Bridal/Formal Wear
 - 9. Camera/Photo Stores
 - 10. Candy/Confectionery
 - 11. Children's/Teen's Stores
 - 12. Clothing/Apparel/Accessories
 - 13. Consignment/Thrift Stores
 - 14. Costume/Wig Shops
 - 15. Fabric/Craft Stores
 - 16. Floor Coverings/Carpet Stores
 - 17. Floral Shops
 - 18. Furniture/Appliance Stores
 - 19. Health Food Store/Specialty Food Stores
 - 20. Home Furnishings & Housewares/Window Coverings/Tableware/Linens
 - 21. Jewelry Stores
 - 22. Lighting Stores

23. Music/Musical Instrument/Audio Recording Stores
24. Office Supply Stores
25. Paint/Wallpaper Stores
26. Party Supply Stores
27. Pets and Pet Supply Stores
28. Stationary/Card Shops
29. Shoe/Hat Stores
30. Specialty Shops
31. Sporting Goods Stores
32. Toy/Hobby Stores

B. Service Retail uses include, but are not limited to:

1. Alterations/Tailor/Fur & Repair & Storage
2. Bank/Credit Unions/Savings & Loan/Financial Institutions
3. Barber/Beauty Salon/Nail Salon/Facial/Massage
4. Copying/Printing/Blueprints
5. Dry Cleaner (no plant on premises)
6. Employment Agencies
7. Formal Wear Rental Shops
8. Health Clubs/Fitness Centers/Physical Therapy
9. Instruction & Training in Gymnastics, Martial Arts, Aerobics, Yoga
10. Laboratories
11. Laundromats
12. Locksmiths

13. Lube Shops
14. Postal/Mail Stores
15. Photographic/Artists Studio
16. Real Estate/Title Offices
17. Shoe Repair Shops
18. Travel/Tour Agencies
19. Veterinarian/Animal Hospital
20. Video/Audio Rental Shops
21. Watch/Clock Repairs Shops

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Banquet Facilities
3. Café/Coffee House Shops
4. Delicatessen/Catering Services
5. Ice Cream/Yogurt Shops
6. Outdoor Seating Areas for Food Establishments
7. Micro-brewery
8. Restaurants, including on-site alcohol sales
9. Fast Food Drive-Through/Drive-In Facility

D. Office Uses include, but are not limited to:

1. Administrative Headquarters
2. Business, Consulting and Commercial Services

3. Business, Professional and Administrative Offices
4. Medical and Dental Laboratories
5. Radio and Television Broadcasting
6. Stock Brokerage

E. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds
4. Water reservoir tank site

F. Retail Sales Uses include, but are not limited to:

1. Department Stores/General Merchandise Stores
2. Drug Stores
3. Electronics/Audio/Video/Computers/Software Stores
4. Furniture/Appliance Stores
5. Grocery Stores
6. Hardware/Home Improvement/Nursery Stores
7. Tire Stores

G. Service Retail Uses include, but are not limited to:

1. Day Care Centers
2. Emergency Medical/Dental, Clinics, and prescribing pharmacy within

H. Regionally oriented, high volume, retail uses include, but are not limited to:

1. Auto/Truck Centers
2. Design/Contractors Centers
3. Discount/Off Price Centers
4. Entertainment/Lifestyle Centers
5. Factory Outlet Stores
6. Furniture Outlets
7. Malls
8. Power Centers
9. Promotional Centers

I. Other Uses include, but are not limited to:

1. Communications Equipment
2. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks.

J. Incidental and accessory structures and uses on the same site as a permitted use.

K. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.212 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
1. Administrative Offices – City, County, State, and Federal
 2. Amusement/Arcade
 3. Auditoriums/Concert Halls
 4. Adult Novelty Stores

5. Ambulance Stations
6. Any facility or business producing excessive noise, sounds or music.
7. Beer/Wine Stores
8. Billiards /Pool Halls
9. Bowling Alleys
10. Business and professional schools and colleges
11. Car Washes
12. Educational and Assembly uses
13. Cocktail Lounge/Bar
14. Community/Civic Centers
15. Skating rinks and other similar commercial recreation facilities.
16. Fire/Police Station
17. Gaming/Gambling/Bingo Parlor
18. Gas and electrical transmission lines
19. Gas/Service Station/Convenience store
20. Governmental offices
21. Hospital/Medical center
22. Hotel (subject to LMC Chapter 17.78 Hotel Limitations)
23. Library
24. Museums
25. Nightclub
26. Private Clubs
27. Recreational facility/Indoor

- 28. Senior/Youth Centers
- 29. Temporary Christmas tree lot
- 30. Temporary pumpkin patch
- 31. Theater (Dinner, Movie, Live, etc.)
- 32. Transit Stations

17.57.213 Property development standards.

Specific development and architecture standards for the Service Commercial - Mossdale Village (CS-MV) zone district are established in the Mossdale Landing East Urban Design Concept document.

17.57.214 Site plan and architectural review required.

No use shall be erected on any lot or site in any CS-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.215 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.220 CV-MV: Village Commercial – Mossdale Village Zoning District - Application.

The CV-MV uses will be located along Towne Centre Drive in Mossdale Landing East. This district is intended as a mixed use, pedestrian-oriented development typical of traditional main streets to create a sense of belonging and community to its surrounding residents. The goal of Mossdale Landing East’s village commercial area is to create the vitality and charm associated with these main streets. An integrated mix of retail, office, services, and living are also general ideas behind this type of development. Street level frontage uses should be comprised of small retail and service businesses, integrated with larger anchor tenants. Multi-level buildings can be either office or commercial at ground level with residential or office above. The village commercial area is planned to create a symbiotic relationship among these various live, work, and play opportunities.

17.57.221 Permitted uses.

A. Services include, but are not limited to:

1. Arts instruction (music, dance, painting)
2. Appliance and Equipment Repair
3. Barber/Beauty Shop/Nail Salon
4. Copying and Printing Services
5. Drapery and Blind Installation
6. Dry Cleaner (no plant on premises)
7. Formal Wear/Rental
8. Laundromats
9. Locksmiths
10. Photographic Studios
11. Shoe Repair
12. Tailor
13. Travel Agency
14. Watch and Clock Repair

B. Local Serving Retail Convenience Shopping uses include, but are not limited to:

1. Art Gallery/Supply Store
2. Auto Parts Stores
3. Bakery
4. Bicycle Shops
5. Book Stores
6. Clothing Stores

7. Computers/Electronic Equipment
8. Drug Stores
9. Floor Coverings
10. Florist/Plant Shops
11. Gift Shops
12. Hardware Stores
13. Hobby Shops
14. Home Appliances
15. Jewelry Stores
16. Music Stores
17. Newspapers and Magazines
18. Paint, Glass, and Wallpaper Stores
19. Party Supply Stores
20. Pet Store and Supplies
21. Photographic Supply Stores
22. Picture Framing Shops
23. Shoe Stores
24. Specialty Food Stores including: meat, fish, wine, candy, health food, etc.
25. Specialty Goods including: cooking supplies, housewares, linen, window coverings, china/glassware, etc.
26. Sporting Goods Stores
27. Stationary/Office Supply Stores
28. Toy Stores

29. Variety Stores

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Café/Coffee House Shops
3. Delicatessens
4. Ice Cream/Yogurt Shops
5. Outdoor Seating Areas for Food Establishments
6. Micro-brewery
7. Restaurants, including on-site alcohol sales (no drive-throughs).
8. Video Stores

D. Business and Professional Office Uses include, but are not limited to:

1. Employment Agencies
2. Professional Offices including: accounting, architectural, dental, engineering, legal, etc.
3. Real Estate/Title Offices
4. City Hall

E. Attached Multi-Family Residential, including, but are not limited to:

1. Artist’s Studios (live/work units) in mixed-use applications only. These units are not permitted in solely residential projects.
2. Condominiums, Apartments, Flats, Townhouses, and independent living facilities
3. Convalescent and Assisted Care Facilities
4. Rest/Nursing Homes

F. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds

G. Business and Professional Offices Uses include, but are not limited to:

1. Bank, Savings and Loan and other Financial Institutions
2. Medical, Optometry, and Dental Offices

H. Other Uses include, but are not limited to:

1. Communications Equipment
2. Electrical Transmission and Distribution Substations, Gas Regulator Stations, Public Service Pumping Stations and Elevated Pressure Tanks

I. Incidental and accessory structures and uses on the same site as a permitted use.

J. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.222 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. Any facility or business with live entertainment or music.
2. Bar or cocktail lounge
3. Beer/Wine Sales
4. Community Centers
5. Educational/Assembly Uses
6. Day Care Centers
7. Library

8. Lodge Hall
9. Nightclub
10. Post Office
11. Recreational Facility - Indoor
12. Social Club
13. Senior Centers
14. Theater – Indoor (Dinner, Movie, Live Play, etc.)
15. Video Arcade

17.57.223 Property development standards.

Specific development and architecture standards for the Village Commercial - Mossdale Village (CV-MV) zone district are established in the Mossdale Landing East Urban Design Concept document.

17.57.224 Site plan and architectural review required.

No use shall be erected on any lot or site in any CV-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.225 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.230 RL-MV: Low Density Residential – Mossdale Village Zoning District - Application.

The RL-MV district is intended for Mossdale Landing East’s single-family development platted in 6,000 square foot lots. As low density housing, these lots account for approximately 30% of Mossdale Landing East’s residential product type.

17.57.231 Permitted uses.

- A. Permitted uses include:
 - 1. One-family detached dwelling.
 - 2. Home occupations in accordance with Chapter 17.64.
 - 3. Raising of fruit and nut trees, vines, vegetables and horticultural specialties on a noncommercial basis.
 - 4. Fenced or enclosed swimming pools for either individual, family or communal use on an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement.
 - 5. A State-authorized, certified or licensed facility including: a family day care home providing care of up to fourteen (14) children; a foster home or group home serving up to eight (8) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
 - 6. Public uses of an administrative, recreational, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.
 - 7. Accessory structures and uses located on the same site with a permitted use.
 - 8. Garden structures in accordance with the development standards described in the Mossdale Landing East Urban Design Concept.
 - 9. Reclaimed water storage ponds
 - 10. Spray fields
 - 11. Storm drain detention and retention ponds

17.57.232 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. A State authorized licensed child day care center as defined by the State of California Department of Social Services.
2. Public and private charitable institutions; State authorized hospitals, sanitariums, rest homes, and nursing homes; State authorized, certified or licensed facility including: a foster home or group home serving nine (9) or more mentally disordered or otherwise handicapped persons, such as rehabilitation homes for the alcohol and/or chemically dependent, or dependent and neglected children, where such homes provide care on a 24-hour basis.
3. Public and quasi-public use of an educational or religious type, including: private non-profit schools, public or private colleges; churches; parsonages and other religious institutions.
4. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

17.57.233 Property development standards.

Specific development and architecture standards for the Low Density Residential - Mossdale Village (RL-MV) zone district are established in the Mossdale Landing East Urban Design Concept document.

17.57.234 Site plan and architectural review required.

No use shall be erected on any lot or site in any RL-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State, and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.235 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.240 RM-MV: Medium Density Residential – Mossdale Village Zoning District - Application.

The RM-MV district is intended to permit both attached and detached housing units. Attached housing may consist of duets, townhomes or rowhouses, condominiums, and apartments. New planning concepts and lot reconfigurations, such as alleys or other features particular to a selected housing type, that do not fall within the development standards listed in Mossdale Landing East Urban Design Concept document may be considered by the Community Development Department.

17.57.241 Permitted uses.

- A. Permitted uses include:
1. One-family dwellings.
 2. Two or more single-family dwellings proposed for the same site.
 3. Duplexes.
 4. Multi-family dwellings or apartments.
 5. Home occupations in accordance with Chapter 17.64.
 6. A State-authorized, certified or licensed facility including: a family day care home providing care of up to fourteen (14) children; a foster home or group home serving up to eight (8) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
 7. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.
 8. Fenced or enclosed swimming pools for either individual, family or communal use or an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement or a front yard.
 9. Incidental and accessory structures and uses located on the same site with a permitted use.
 10. Reclaimed water storage ponds
 11. Spray fields
 12. Storm drain detention and retention ponds

17.57.242 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
1. A State authorized licensed child day care center as defined by the State of California Department of Social Services.
 2. Public and private charitable institutions; State authorized hospitals, sanitariums, rest homes, and nursing homes; State authorized, certified or licensed facility including: a foster home or group home serving nine (9) or more mentally disordered or otherwise handicapped persons, such as rehabilitation homes for the alcohol and/or chemically dependent, or dependent and neglected children, where such homes provide care on a 24-hour basis.
 3. Boarding or rooming houses as defined in Section 17.04.080 of this Title.
 4. Public and quasi-public use of an educational or religious type, including: private non-profit schools, public or private colleges; churches; parsonages and other religious institutions.
 5. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.

17.57.243 Property development standards.

Specific development and architecture standards for the Medium Density Residential - Mossdale Village (RM-MV) zone district are established in the Mossdale Landing East Urban Design Concept document.

17.57.244 Site plan and architectural review required.

No use shall be erected on any lot or site in any RM-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State, and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.245 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.250 P/QP-MV: Public/Quasi Public – Mosssdale Village Zoning District - Application.

The P/QP-MV zoning district is intended to permit schools, parks, and other public facilities shall relate to and build upon those styles mandated for residential development in the Mosssdale Landing East Urban Design Concept document. This will ensure that the architecture of public uses will tie into Mosssdale Landing’s traditional character. Materials and colors shall be appropriate to the design style selected, and building placement and massing shall be sensitive to the site and adjacent neighborhoods.

17.57.251 Permitted uses.

- A. Permitted uses include, but are not limited to:
1. Community Centers.
 2. Farmer’s Market
 3. Festival/Street Fairs
 4. Open Space
 5. Other such uses that meet the intent of this district, as approved by the Director of Community Development.
 6. Park- active and passive
 7. Reclaimed water storage ponds
 8. Recreation facility
 9. Spray fields
 10. Schools
 11. Storm drain detention and retention ponds
 12. Trails, pathways, maintenance roads, and related features
 13. Water quality ponds and related features
 14. Water reservoir tank site

17.57.252 Site plan and architectural review required.

No use or structure shall be erected on any lot or site in any P/QP-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.253 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

Any use or structure proposed for placement on city owned property pursuant to a lease, license, agreement with the city, or city project, shall be exempt from this chapter, but shall comply with such processing and design standards as are set forth in such lease, license, or other agreement.

17.57.260 P-MV: Park – Mossdale Village Zoning District – Application.

The P-MV District is intended to provide for neighborhood, community and regional parks, greenways, and other outdoor recreation facilities to allow for a wide array of local and community recreational activities and entertainment opportunities within urban development. Specific uses intended for this zoning district include: public recreation sites including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbeque facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

17.57.261 Reviewing Authority.

All proposed structures, events, and uses shall be subject to the review and approval by the City of Lathrop Parks and Recreation Commission.

17.57.270 OS-MV: Open Space – Mossdale Village Zoning District – Application.

The OS-MV zoning district is intended to provide for permanent open space in areas that exhibit significant vegetation, wildlife, wetlands, bodies of water or water courses, mineral resources, scenic qualities or recreational potential, water quality and storm water detention basins, and that are designated as open space within the Mossdale Village area. This district is further intended to be applied to lands within the city that are subject to an agricultural land conservation

contract under the provisions of the Williamson Act.

17.57.271 Permitted uses.

1. Recreational – Active.
2. Recreational – Passive.
3. Trails and maintenance roads.
4. Levees and other related facility equipment.
5. Private or public infrastructure.
6. Resource management lands.
7. River and other water courses.
8. Drainage, water quality, and other similar facilities, including swales and basins.
9. Reclaimed water storage ponds.
10. Spray fields.
11. Storm drain detention and retention ponds.
12. Incidental and accessory structures and uses on the same site as a permitted use.
13. Other uses added to this list by the planning commission according to the procedures in Section 17.16.020 of the Lathrop Zoning Code.

17.57.272 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

Article 3. Mossdale Landing South Zoning Districts of the Mossdale Landing South Urban Design Concept - Purposes.

The Mossdale Landing South zoning districts in this chapter are designed to provide the opportunity for a wide variety of residential and commercial uses on lands located in the Mossdale

Village area which are encompassed by the approved West Lathrop Specific Plan. These zoning districts are subject to the Mossdale Landing South Urban Design Concept. These zoning districts, ending in “-MV” are limited to the Mossdale Village.

17.57.300 CS-MV: Service Commercial – Mossdale Village Zoning District - Application.

The CS-MV uses will be located along the frontage of I-5, east of Golden Valley Parkway. The service commercial district is intended for establishments engaged in local and regional retail, services, and office functions. These businesses require easy arterial access, good visibility, and adequate parking. The service commercial designated parcels of Mossdale Landing South are part of a larger commercial district in the Mossdale Village area of the West Lathrop Specific Plan. As such, the architectural character of the commercial development shall be consistent with the design standards established for other Mossdale Village commercial areas. These commercial areas will provide efficient circulation, utilize storefront and “public space” design, and establish connections to other adjacent commercial and residential areas. The proposed uses in the service commercial district shall provide an architecturally consistent theme which will blend with the other commercial districts along Golden Valley Parkway, as well as the surrounding land uses.

17.57.301 Permitted uses.

- A. Retail Sales uses include, but are not limited to:
 - 1. Antique/Collector Shops
 - 2. Art Gallery/Picture Framing
 - 3. Auto Parts Stores
 - 4. Beauty Supply Stores
 - 5. Bicycle/Skateboard/Surf/Ski Shops
 - 6. Bookstores/Newsstands
 - 7. Boutique/Gift Stores
 - 8. Bridal/Formal Wear
 - 9. Camera/Photo Stores
 - 10. Candy/Confectionery
 - 11. Children’s/Teen’s Stores
 - 12. Clothing/Apparel/Accessories

13. Consignment/Thrift Stores
14. Costume/Wig Shops
15. Fabric/Craft Stores
16. Floor Coverings/Carpet Stores
17. Floral Shops
18. Furniture/Appliance Stores
19. Health Food Store/Specialty Food Stores
20. Home Furnishings & Housewares/Window Coverings/Tableware/Linens
21. Jewelry Stores
22. Lighting Stores
23. Music/Musical Instrument/Audio Recording Stores
24. Office Supply Stores
25. Paint/Wallpaper Stores
26. Party Supply Stores
27. Pets and Pet Supply Stores
28. Stationary/Card Shops
29. Shoe/Hat Stores
30. Specialty Shops
31. Sporting Goods Stores
32. Toy/Hobby Stores

B. Service Retail uses include, but are not limited to:

1. Alterations/Tailor/Fur & Repair & Storage
2. Bank/Credit Unions/Savings & Loan/Financial Institutions

3. Barber/Beauty Salon/Nail Salon/Facial/Massage
4. Copying/Printing/Blueprints
5. Dry Cleaner (no plant on premises)
6. Employment Agencies
7. Formal Wear Rental Shops
8. Health Clubs/Fitness Centers/Physical Therapy
9. Instruction & Training in Gymnastics, Martial Arts, Aerobics, Yoga
10. Laboratories
11. Laundromats
12. Locksmiths
13. Lube Shops
14. Postal/Mail Stores
15. Photographic/Artists Studio
16. Real Estate/Title Offices
17. Shoe Repair Shops
18. Travel/Tour Agencies
19. Veterinarian/Animal Hospital
20. Video/Audio Rental Shops
21. Watch/Clock Repairs Shops

C. Eating, drinking and entertainment establishments include, but are not limited to:

1. Bagel/Donut Shops
2. Banquet Facilities
3. Café/Coffee House Shops

4. Delicatessen/Catering Services
5. Ice Cream/Yogurt Shops
6. Outdoor Seating Areas for Food Establishments
7. Micro-brewery
8. Restaurants, including on-site alcohol sales
9. Fast Food Drive-Through/Drive-In Facility

D. Office Uses include, but are not limited to:

1. Administrative Headquarters
2. Business, Consulting and Commercial Services
3. Business, Professional and Administrative Offices
4. Medical and Dental Laboratories
5. Radio and Television Broadcasting
6. Stock Brokerage

E. Other Uses include, but are not limited to:

1. Reclaimed Water Storage Ponds
2. Spray Fields
3. Storm Drain Detention and Retention Ponds

F. Retail Sales Uses include, but are not limited to:

1. Department Stores/General Merchandise Stores
2. Drug Stores
3. Electronics/Audio/Video/Computers/Software Stores
4. Furniture/Appliance Stores

5. Grocery Stores
6. Hardware/Home Improvement/Nursery Stores
7. Sale of new Motorsports Vehicles, including but not limited to: motorcycles, snowmobiles, jet skis, all-terrain vehicles, small watercraft, or similar vehicles, and including the ancillary sale of used motorsports vehicles, parts, and accessories and maintenance, repair, and service of motorsports vehicles.

8. Tire Stores

G. Service Retail Uses include, but are not limited to:

1. Day Care Centers
2. Emergency Medical/Dental, Clinics, and prescribing pharmacy within

H. Regionally oriented, high volume, retail uses include, but are not limited to:

1. Design/Contractors Centers
2. Discount/Off Price Centers
3. Entertainment/Lifestyle Centers
4. Factory Outlet Stores
5. Furniture Outlets
6. Malls
7. Power Centers
8. Promotional Centers

I. Other Uses include, but are not limited to:

1. Communications Equipment

2. Electrical transmission and distribution substations, gas regulator stations, public service pumping stations and elevated pressure tanks.

J. Incidental and accessory structures and uses on the same site as a permitted use.

K. Other uses added to this list by the Planning Commission according to the procedure in Section 17.16.020.

17.57.302 Conditional uses.

- A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:
 1. Administrative Offices – City, County, State, and Federal
 2. Amusement/Arcade
 3. Auditoriums/Concert Halls
 4. Ambulance Stations
 5. Any facility or business producing excessive noise, sounds or music.
 6. Beer/Wine Stores
 7. Billiards /Pool Halls
 8. Bowling Alleys
 9. Business and professional schools and colleges
 10. Car Washes
 11. Cocktail Lounge/Bar
 12. Community/Civic Centers
 13. Skating rinks and other similar commercial recreation facilities.
 14. Fire/Police Station
 15. Gaming/Gambling/Bingo Parlor

16. Gas and electrical transmission lines
17. Gas/Service Station/Convenience store
18. Governmental offices
19. Hospital/Medical center
20. Hotel (subject to LMC Chapter 17.78 Hotel Limitations)
21. Library
22. Museums
23. Nightclub
24. Private Clubs
25. Recreational facility/Indoor
26. Senior/Youth Centers
27. Temporary Christmas tree lot
28. Temporary pumpkin patch
29. Theater (Dinner, Movie, Live, etc.)
30. Transit Stations
31. Water quality ponds/associated facilities

17.57.303 Property development standards.

Specific development and architecture standards for the Service Commercial - Mossdale Village (CS-MV) zone district are established in the Mossdale Landing South Urban Design Concept document.

17.57.304 Site plan and architectural review required.

No use shall be erected on any lot or site in any CS-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.305 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.310 RM-MV: Medium Density Residential – Mossdale Village Zoning District - Application.

The RM-MV district is intended to permit both attached and detached housing units. New planning concepts and lot reconfigurations, such as alleys or other features particular to a selected housing type, that do not fall within the development standards listed in Mossdale Landing South Urban Design Concept document may be considered by the Community Development Department.

17.57.311 Permitted uses.

- A. Permitted uses include:
1. One-family dwellings.
 2. Two or more single-family dwellings proposed for the same site.
 3. Duplexes.
 4. Multi-family dwellings or apartments.
 5. Home occupations in accordance with Chapter 17.64.
 6. A State-authorized, certified or licensed facility including: a family day care home providing care of up to fourteen (14) children; a foster home or group home serving up to eight (8) or fewer mentally disordered or otherwise handicapped persons, or dependent and neglected children.
 7. Public uses of an administrative, public service or cultural type including City, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers.
 8. Fenced or enclosed swimming pools for either individual, family or communal use or an exclusive non-commercial basis, provided that no swimming pool shall be located within a utility easement or a front yard.

9. Incidental and accessory structures and uses located on the same site with a permitted use.
10. Reclaimed water storage ponds.
11. Spray fields.
12. Storm drain detention and retention ponds.

17.57.312 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

1. A State authorized licensed child day care center as defined by the State of California Department of Social Services.
2. Public and private charitable institutions; State authorized hospitals, sanitariums, rest homes, and nursing homes; State authorized, certified or licensed facility including: a foster home or group home serving nine (9) or more mentally disordered or otherwise handicapped persons, such as rehabilitation homes for the alcohol and/or chemically dependent, or dependent and neglected children, where such homes provide care on a 24-hour basis.
3. Boarding or rooming houses as defined in Section 17.04.080 of this Title.
4. Public and quasi-public use of an educational or religious type, including: private non-profit schools, public or private colleges; churches; parsonages and other religious institutions.
5. Gas and electric transmission lines in accordance with Section 17.108.080, electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and elevated pressure tanks.
6. Water quality ponds/associated facilities.

17.57.313 Property development standards.

Specific development and architecture standards for the Medium Density Residential - Mossdale Village (RM-MV) zone district are established in the Mossdale Landing South Urban Design Concept document.

17.57.314 Site plan and architectural review required.

No use shall be erected on any lot or site in any RM-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State, and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.315 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.320 RH-MV: High Density Residential – Mossdale Village Zoning District - Application.

The RH-MV district is intended for Mossdale Landing South’s multi-family and attached housing development. The theme, design styles, materials and colors shall reflect those of the other residential neighborhoods of Mossdale Landing South.

17.57.321 Permitted uses.

- C. Attached multi-family residential uses including, but not limited to:
 - 5. Condominiums, apartments, flats, townhouses, and independent living facilities.
 - 6. Convalescent and assisted care facility.
 - 7. Home occupations in accordance with the provisions of Chapter 17.64.
 - 8. Rest/Nursing homes.
- D. Other uses, including but not limited to:
 - 4. Reclaimed water storage ponds.
 - 5. Spray fields.
 - 6. Storm drain detention and retention ponds.

17.57.322 Conditional uses.

A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:

3. Day Care Centers.
4. Private non-profit schools and colleges; churches, and other religious institutions.

17.57.323 Property development standards.

Specific development and architecture standards for the High Density Residential - Mossdale Village (RH-MV) zone district are established in the Mossdale Landing South Urban Design Concept document.

17.57.324 Site plan and architectural review required.

No use shall be erected on any lot or site in any RH-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.325 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

17.57.330 P/QP-MV: Public/Quasi Public – Mossdale Village Zoning District - Application.

The P/QP-MV zoning district is intended to permit schools, parks, and other public facilities shall relate to and build upon those styles mandated for residential development in the Mossdale Landing South Urban Design Concept document. This will ensure that the architecture of public uses will tie into Mossdale Landing's traditional character. Materials and colors shall be appropriate to the design style selected, and building placement and massing shall be sensitive to the site and adjacent neighborhoods.

17.57.331 Permitted uses.

A. Permitted uses include, but are not limited to:

1. Community Centers.

2. Farmer’s Market.
3. Festival/Street Fairs.
4. Open Space.
5. Other such uses that meet the intent of this district, as approved by the Director of Community Development.
6. Park- active and passive, including ancillary structures and facilities.
7. Reclaimed water storage ponds.
8. Recreation facility.
9. Spray fields.
10. School.
11. Storm drain detention and retention ponds.
12. Trails, pathways, maintenance roads, and related features.
13. Water quality ponds and related features.
14. Water reservoir tank site.

17.57.332 Site plan and architectural review required.

No use or structure shall be erected on any lot or site in any P/QP-MV zone district until a site plan and architectural plans shall have been submitted to and approved by the City pursuant to the provisions of Chapters 17.100 and 17.104, other than those exempted by Local, State and/or Federal statute. Design review is required for all proposed structures, together with related site plans, landscaping, and public improvements associated with new development.

17.57.333 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16.

Any use or structure proposed for placement on city owned property pursuant to a lease, license, agreement with the city, or city project, shall be exempt from this chapter, but shall comply with such processing and design standards as are set forth in such lease, license, or other agreement.

17.57.340 P-MV: Park – Mossdale Village Zoning District – Application.

The P-MV District is intended to provide for neighborhood, community and regional parks, greenways, and other outdoor recreation facilities to allow for a wide array of local and community recreational activities and entertainment opportunities within urban development. Specific uses intended for this zoning district include: public recreation sites including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbeque facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

17.57.341 Reviewing Authority.

All proposed structures, events, and uses shall be subject to the review and approval by the City of Lathrop Parks and Recreation Commission.

17.57.350 OS-MV: Open Space – Mossdale Village Zoning District – Application.

The OS-MV zoning district is intended to provide for permanent open space in areas that exhibit significant vegetation, wildlife, wetlands, bodies of water or water courses, mineral resources, scenic qualities or recreational potential, water quality and storm water detention basins, and that are designated as open space within the Mossdale Village area. This district is further intended to be applied to lands within the city that are subject to an agricultural land conservation contract under the provisions of the Williamson Act.

17.57.351 Permitted uses.

1. Recreational – Active.
2. Recreational – Passive.
3. Trails and maintenance roads.
4. Levees and other related facility equipment.
5. Private or public infrastructure.
6. Resource management lands.
7. River and other water courses.
8. Drainage, water quality, and other similar facilities, including swales and basins.

9. Reclaimed water storage ponds.
10. Spray fields.
11. Storm drain detention and retention ponds.
12. Incidental and accessory structures and uses on the same site as a permitted use.
13. Other uses added to this list by the planning commission according to the procedures in Section 17.16.020 of the Lathrop Zoning Code.

17.57.352 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.58 Lathrop Gateway Business Park Zoning Districts

Article 1. Purposes and Application

17.58.010 Lathrop Gateway zoning districts, purposes and application.

The zoning districts in this chapter are designed to provide the opportunity for a wide variety of office, commercial, and industrial ~~and open space~~ uses that are compatible with the Lathrop Gateway Business Park Specific Plan. The following regulations are supplemented by the entire text of the LGBPSP and are always combined with the LG (Lathrop Gateway) combining zone. These zoning districts, ending in “-LG,” are limited to the Lathrop Gateway Business Park Specific Plan area. (Ord. 11-307 § 4)

[...]

Article 3. CS-LG: Service Commercial Zoning District

[...]

Chapter 17.58.031 Permitted Uses.

- A. Off-street parking lots improved in conformity with Chapter 17.76 shall be permitted.
- B. Service commercial establishments, including, but not limited to, the following:
 1. Addressograph services;
 2. Automobile and truck sales, service and repair, new and used;
 3. Automobile, truck and trailer rental and service, including incidental sales;

[...]

40. Heating, ventilating and air-conditioning shops, including incidental sheet metal;
41. Ice sale and storage;
42. Interior decorating and window coverings;
43. Kennels and small breeding facilities, located not closer than five hundred (500) feet to an ~~RA, R, RM, P, CN, CC, or CR or CW~~ district;

44. Laboratories, research and development services;

[...]

Article 5. P/QP-LG: Public/Quasi-Public Zoning District

17.58.050 Purposes and application.

~~— The P/QP-LG zoning district is intended to provide for permanent open space areas for well sites, water quality, stormwater detention basins, and other necessary slope embankments as called for in the Lathrop Gateway Business Park Specific Plan. (Ord. 11-307 § 4)~~

17.58.051 Permitted uses.

~~— A. Public/Quasi-Public uses including, but not limited to:~~

~~— 1. Drainage, water quality, and other similar facilities, including swales and basins;~~

~~— 2. Incidental and accessory structures and uses on the same site as a permitted use;~~

~~— 3. Levees and other related facility equipment;~~

~~— 4. Parking;~~

~~— 5. Private or public infrastructure;~~

~~— 6. Public buildings and grounds;~~

~~— 7. Recycled water storage ponds;~~

~~— 8. Recreational—Active;~~

~~— 9. Recreational—Passive;~~

~~— 10. Sprayfields;~~

~~— 11. Storm drain detention and retention ponds;~~

~~— 12. Trails and maintenance roads;~~

~~— 13. Utility services and facilities;~~

~~— 14. Well site;~~

~~— 15. Other uses added to this list by the planning commission according to the procedures in~~

Section ~~17.16.020~~ of the Lathrop Zoning Code. (Ord. 11-307 § 4)

~~17.58.052 Conditional uses—Commission approval required.~~

~~—A. The following uses may be permitted in accordance with the provisions of Chapter 17.112:~~

~~—1. Communication buildings, sites and facilities, including communication towers. (Ord. 11-307 § 4)~~

~~17.58.053 Property development standards.~~

~~—All uses shall be consistent with Article 6, Development Standards, in this Zoning Ordinance. Where development standards are not specifically identified in this document, reference the city of Lathrop Zoning Ordinance. (Ord. 11-307 § 4)~~

~~17.58.054 Site plan and architectural design review.~~

~~—No use shall be erected on any lot or site in any P/QP district until a site plan and architectural plans shall have been submitted to and approved by the city pursuant to the provisions of Chapter 17.100 and 17.104 of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the Lathrop Gateway Business Park Specific Plan area. (Ord. 11-307 § 4)~~

~~17.58.055 General provisions and exceptions.~~

~~—All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code.~~

~~—The community development director may approve use interpretations and minor deviations related to the zoning herein. (Ord. 11-307 § 4)~~

Article 56. Development Standards

Table 17.58.060 Lathrop Gateway Business Park Specific Plan: Nonresidential Site Development Standards

	CO-LG	CS-LG	IL-LG	P/QP-LG⁽⁷⁾
Minimum Parcel Size (sf)	5,000	5,000	5,000	None
Minimum Lot				
Width	50'	50'	50'	None

	CO-LG	CS-LG	IL-LG	P/QP-LG⁽⁷⁾
Depth	100'	100'	100'	None
Minimum Setbacks ⁽¹⁾				
Street frontage	50' ⁽²⁾	50' ⁽²⁾	50' ⁽²⁾	0
Front yard	15'	15'	15'	0
Side yard	5'	0' ⁽³⁾	0' ⁽³⁾	0
Rear yard	5'	0' ⁽³⁾	0' ⁽³⁾	0
Distance between structures	10'	10'	10'	10'
Maximum Lot Coverage	70%	70%	70%	70%
Maximum Building/Structural Height	75'	75'	75'	75'
Landscape Requirements ⁽⁴⁾				
Landscape coverage (minimum) ⁽⁵⁾	15% ⁽⁶⁾	10%	10% ⁽⁶⁾	10% ⁽⁶⁾
Minimum Parking Requirements	Per Lathrop Zoning Ordinance, Chapter <u>17.76</u>	Per Lathrop Zoning Ordinance, Chapter <u>17.76</u>	Per Lathrop Zoning Ordinance, Chapter <u>17.76</u>	Per Lathrop Zoning Ordinance, Chapter <u>17.76</u>
Signage	Per Master Signage Program, and/or Chapter <u>17.84</u>	Per Master Signage Program, and/or Chapter <u>17.84</u>	Per Master Signage Program, and/or Chapter <u>17.84</u>	Per Master Signage Program, and/or Chapter <u>17.84</u>

Footnotes to Table 17.58.060:

- (1) Minimum standards may need to be revised based on parcel configuration and proposed land use; community development director to approve minor deviations.
- (2) Those sites with public street frontage on a curve or cul-de-sac may have frontages of not less than 40', provided that the width of the site as measured along the front yard setback line is at least 50'.
- (3) Except where abutting an adjacent structure; see distance between structures standard.
- (4) For landscape standards reference Chapter 17.92 of the Lathrop Municipal Code.
- (5) Measured as a percentage of net lot acreage.
- (6) Landscape coverage is encouraged to include recreation and open space amenities for employees and visitors consistent with Section 5.5.1.1.F, Public Spaces and Pedestrian Amenities, of the Lathrop Gateway Business Park Specific Plan; recreation and open space amenities will count toward the landscape requirement.

~~(7) The city of Lathrop may exempt public facilities from the standard, if necessary; community development director to approve deviations.~~

(Ord. 11-307 § 4)

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.60 Southeast Stewart Tract Zoning Districts

[...]

17.60.040 RCO-ST: Resource Conservation and Open Space Zoning District.

Application. The resource conservation and open space zoning district shall be that described in Chapter 17.20, except that uses listed in Section 17.20.040 (Conditional uses) shall be permitted uses herein subject to securing site plan approval. (Ord. 22-431 § 1; Ord. 96-132)

17.60.050 UR-ST: Urban Reserve Zoning district.

Application. The urban reserve zoning district shall be that described in Chapter 17.24. (Ord. 22-431 § 1; Ord. 96-132)

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.61 River Islands Zoning Districts

[...]

17.61.030 MU-RI: Mixed Use Town Center Zoning District.

A. Application. The MU-RI zoning district is intended to provide a mix of retail, services, restaurants, entertainment, offices, higher density residential and civic uses. Such a variety of uses will need special attention as to their design to ensure proper integration and compatibility. The urban design concept review shall establish a precise mix of uses in accordance with the general categories described in this section.

B. Use Types Permitted in the MU-RI Zoning District. Retail, personal services, food and food services, offices, medical services, single-family residential, multifamily residential, civic uses, religious facilities, schools, public and private parks and open space, conditional uses, such as entertainment-related and community oriented uses, medical clinics, and other uses consistent with the scale and character of the district.

C. Permitted and Conditionally Permitted Uses. Permitted and conditionally permitted uses shall be those listed in Section 17.61.210, Table 17.61.1 and in areas covered by an urban design concept.

D. Development Standards. Specific development standards for the mixed use town center (MU-RI) district shall be further detailed in neighborhood development plans as required under Section 17.61.120. The neighborhood development plan shall include, but not be limited to, development standards for density, floor area ratios, lot coverage, building height, setbacks, lot width and depth, sign regulations, off-street parking, and standards for landscaping and irrigation. (Ord. 21-422 § 1; Ord. 03-215 § 1)

[...]

17.61.080 RCO/OS-RI: Resource Conservation and Open Space Zoning District.

A. Application. The resource conservation and open space zoning district is intended to provide for habitat restoration and preservation-related activities within Paradise Cut.

B. Use Types Permitted in the RCO/OS Zoning District. Lake, waterways, conditional uses including recreation parks, wildlife preserves, schools, public and quasi-public, utility and service structures and facilities and other uses consistent with the scale and character of the district.

C. Permitted and Conditionally Permitted Uses. Permitted and conditionally permitted uses shall be those described in Chapter 17.20, as listed in Section 17.61.210, Table 17.61.1, except that uses listed in Section 17.20.040 (Conditional uses) shall be permitted uses herein subject to securing site plan approval. Such permitted and conditionally permitted uses shall be located in

areas covered by an urban design concept.

D. Development Standards. Specific development standards for the resource conservation and open space (RCO/OS) zoning district shall be established as part of the urban design concept review. (Ord. 21-422 § 1; Ord. 03-215 § 1)

17.61.090 OS/P-RI: Open Space and /Public Use District.

[...]

17.61.210 River Islands zoning districts and permitted uses.

TABLE 17.61.1 Stewart Tract—River Islands Zoning Districts and Permitted Uses ¹

Land Use ²	RL-RI	RM-RI	RH-RI	MU	CR	TOD	RCO/OS	OS/P
AGRICULTURAL USES								
Agricultural Uses may continue pursuant to Chapter 17.52.								
RESIDENTIAL USES								
SF detached	P	P						
SF attached (duplex, triplex)	P	P						
SF attached (townhome, condominium)	P	P		P		P		
MF attached		P	P	P		P		
Manufactured Housing	P	P		P		P		
Accessory dwelling units	P	P	P	P		P		
Hotels/motels, and other lodging			C	P	P	P		
Small family day care facility (8 or fewer children)	P	P	P	P		P		
Large family day care facility (9 to 14 children)	PA	PA	PA	PA		PA		
Childcare facility	C	C	C	C	C	C		
Emergency shelters in accordance with the provisions of Chapter 17.74			P					
Single room occupancy uses, in accordance with the provisions of Chapter 17.73			C					
Residential care facility, small	P	P	P	P		P		
Residential care facility, large	C	C	C	C		C		
Storehouses; garden structures; greenhouses	PA	PA	PA	PA		PA		
Fenced or enclosed private swimming pools or tennis courts	PA	PA	PA	PA		PA		
Home occupations	PA	PA	PA	PA		PA		
Model home display areas	PA	PA	PA	PA		PA		
COMMERCIAL USES								
Apparel				P	P	P		
Arcades				C	C	C		
Art and antiques				P	P	P		
Arts and crafts schools/colleges				C	C	C		
Art galleries				P	P	P		
Art supply				P	P	P		
Auto and motorcycle dealerships				C	C			
Automobile and tractor repair and maintenance					C			

Land Use ²	RL-RI	RM-RI	RH-RI	MU	CR	TOD	RCO/OS	OS/P
Automobile supply (no repair or installation)				P	P	P		
Bakery goods				P	P	P		
Banks and other lending institutions				P	P	P		
Banquet facility				P	P	P		
Bars, cocktail lounges, nightclubs				C	C	C		
Barbershops and beauty shops				P	P	P		
Bicycle shops				P	P	P		
Billiard and pool halls				P	P			
Blueprint, photocopy, and mailing				P	PC	P		
Boat sales and services				C	C	C		
Books				P	P	P		
Bowling alleys				PA	PA	PA		
Business, professional and trade schools and colleges				C	C	C		
Camera equipment and supplies				P	P	P		
Candy				P	P	P		
Card rooms				C	C	C		
Carpeting and flooring				P	P	P		
Catering				P	P	P		
Clothing cleaning (Pick-up and delivery, dry cleaning; self-serve laundromats)				P	P	P		
Clothing and costume rental				P	P	P		
Convenience stores (max. 5,000 square feet)				P	P	P		
Commercial small business offices (not more than 8,000 square feet)				P	P	P		
Day spas				P	P	P		
Department stores				P	P	P		
Drive-through establishments				P	P	P		
Employment agencies				P	P	P		
Factory outlets				C	C	C		
Farmers' markets				PA	PA	PA		
Florists				P	P	P		
Food market; delicatessen				P	P	P		
Furniture stores				P	P	P		
Garden supplies and nurseries (indoors)				P		P		
Gifts, novelties and souvenirs				P	P	P		
Gun sales and gunsmith				P		P		
Gymnasium and health studios				C	C	C		
Hardware				P	P	P		
Health foods				P	P	P		
Hobby supplies				P	P	P		
Home furnishings				P	P	P		
Home improvement supplies				P	P	P		
Household repair shops				P		P		
Ice dispensers (outdoor)				P	P	P		
Interior decoration				P	P	P		
Jewelry				P	P	P		
Kennels				C	C	C		
Kiosks (sales and marketing)				C	C	C		
Leather goods and luggage				P	P	P		
Liquor (packaged)				C	C	C		
Locksmith				P	P	P		
Massage				C	C	C		
Musical instruments & supplies				P	P	P		

Land Use ²	RL-RI	RM-RI	RH-RI	MU	CR	TOD	RCO/OS	OS/P
Music and dance studios				C	C	C		
News and magazine stands				P	P	P		
Office and business machines stores				P	P	P		
Outdoor cafes				P	P	P		
Paint and wallpaper				P	P	P		
Pet stores and pet grooming (no boarding)				P	P	P		
Pawn shops				C	C	C		
Pharmacy				P	P	P		
Photographic supplies				P	P	P		
Photographic studios				P	P	P		
Picture framing				P	P	P		
Post/delivery offices				P	P	P		
Private clubs and lounges				C	C	C		
Private access lagoons					C	C		
Public and private non-profit charitable institutions				P	P	P		
Radio, television and film broadcasting/studios				P	P	P		
Radio, television and audio-visual equipment sales and repair				P	P	P		
Reading rooms				P	P	P		
Retail stores larger than 75,000 square feet				C	C	C		
Restaurants, including cafes				P	P	P		
Scientific instrument stores				P	P	P		
Seasonal sales				PA	PA	PA		
Secretarial services				P	P	P		
Self-service carwash				C	C	C		
Service station, excluding automotive repair services not included in the definition of "service station," provided that all operations, except the sale of gasoline, shall be conducted in a building enclosed on 3 sides				C	C	C		
Self storage facilities				C	C	C		
Shoes				P	P	P		
Shoe repair				P	P	P		
Skating rinks				C	C	C		
Small animal hospitals and clinics; veterinarian offices				C	C	C		
Small appliance repair				P	P	P		
Sporting goods (excluding incidental boat sales, resales and camper sales)				P	P	P		
Sports arenas within buildings				C	C	C		
Stamps and coins				P	P	P		
Storage buildings incidental to a permitted use				PA	PA	PA		
Supermarkets				C	P	C		
Tailoring and dressmaking				P	P	P		
Taxidermists				P	P	P		
Theaters and auditoriums, including movie theaters and performing arts				C	C	C		
Thrift shops; second hand stores				P	P	P		
Theme parks				C	C	C		
Tobacconists				P	P	P		
Tool or cutlery sharpening or grinding				P	P	P		
Toys				P	P	P		

Land Use ²	RL-RI	RM-RI	RH-RI	MU	CR	TOD	RCO/OS	OS/P
conservation recharge basins; drainage ponds; streets and roads as necessary for access to permitted uses								
Gas/electrical transmission lines subject to provisions of Section 17.108.080; electrical substations; gas regulator stations	P	PA	PA	PA	PA	PA	PA	PA
Incidental and accessory structures and uses located on the same site as a conditional use	C	C	C	C	C	C	C	C
Incidental and accessory structures and uses located on the same site as permitted use	P	P	P	P	P	P		
Parking lots and garages improved in conformity with the standards prescribed for off-street parking facilities			C	C	C	C		
Underground storage tanks for petroleum or oils				P	P	P		

1 P = Permitted uses; PA = Permitted but administrative approval required; C = Conditional use permit required; Blank = Prohibited use

2 . Other uses may be added to Table 17.61.1 by the planning commission according to the procedure in Section 17.16.020.

(Ord. 20-422 § 1; Ord. 20-411 § 1; Ord. 16-365 § 1)

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.62 Central Lathrop Zoning Districts

[...]

Article 6. ~~SPC-CL: Specialty Commercial Zoning District~~

~~17.62.061 Purposes and application.~~

~~— The SPC-CL zoning district provides a mix of retail, services, and restaurants to adjacent residents, which benefit from the recreational opportunities and views accorded by the adjacent San Joaquin River. (Ord. 04-245 § 3)~~

~~17.62.062 Permitted Uses~~

~~— Administrative review required, provided below use is a tenant within an existing or proposed building. Otherwise, the use shall require site plan review.~~

~~— A. Services including, but not limited to:~~

~~— (1) Arts instruction (music, dance, painting)~~

~~— (2) Automatic teller machine~~

~~— (3) Barber/beauty shop/nail salon~~

~~— (4) Copying and printing~~

~~— (5) Dry cleaner/laundry (no plant on premises)~~

~~— (6) Laundromat~~

~~— (7) Photographic studio~~

~~— (8) Travel agency~~

~~— B. Local serving retail including, but not limited to:~~

~~— (1) Apparel/accessories~~

~~— (2) Art gallery/Supply store~~

~~— (3) Bagel/donut shop~~

- ~~—— (4) Bakery~~
- ~~—— (5) Beauty supply store~~
- ~~—— (6) Beer/wine store, sales tasting~~
- ~~—— (7) Bicycle shop~~
- ~~—— (8) Bookstore/newsstand~~
- ~~—— (9) Café~~
- ~~—— (10) Camera equipment and supply~~
- ~~—— (11) Candy and confectioners~~
- ~~—— (12) Card shop~~
- ~~—— (13) Coffee house~~
- ~~—— (14) Costume/wig shop~~
- ~~—— (15) Fabric/craft store~~
- ~~—— (16) Delicatessen~~
- ~~—— (17) Florist/plant shop (fertilizer to be stored and sold only in packaged form)~~
- ~~—— (18) Food stores — Supermarkets, health, specialty, other~~
- ~~—— (19) Gift shop/novelty~~
- ~~—— (20) Hobby shop~~
- ~~—— (21) Ice cream/yogurt~~
- ~~—— (22) Jewelry store~~
- ~~—— (23) Music store~~
- ~~—— (24) Pet store and supplies~~
- ~~—— (25) Postal/mail store~~
- ~~—— (26) Picture framing shop~~

~~— (27) Restaurant (no drive-through)~~

~~— (28) Shoe store/shoe repair~~

~~— (29) Specialty goods including cooking supplies, housewares, linen, window coverings, china/glassware, etc.~~

~~— (30) Sporting goods~~

~~— (31) Toy store/hobby shop~~

~~— (32) Variety store~~

~~— (33) Video store, subject to limitations of Chapter 5.08 of the Lathrop Municipal Code.~~

~~— C. Other uses including, but not limited to:~~

~~— (1) Open space~~

~~— (2) Outdoor seating for food establishments~~

~~— (3) Parks~~

~~— (4) Parking lot~~

~~— D. Other permitted uses:~~

~~— (1) Recreational boat rental~~

~~— (2) Recreational equipment rental~~

~~— E. Other uses as allowed by the planning commission and city council as prescribed by a PUD under the procedures of Sections 17.52.010 and 17.52.020, and Chapter 17.56 of the Lathrop Municipal Code.~~

~~— F. Incidental and accessory structures and uses on the same site as a permitted use.~~

~~— G. Other uses added to this list by the planning commission according to the procedures in Section 17.16.020 of the Lathrop Municipal Code. (Ord. 04-245 § 3)~~

17.62.063 Permitted uses: administrative approval required.

~~— The following uses may be permitted in accordance with the provisions of Chapter 17.108 of the Lathrop Municipal Code:~~

~~— A. One family dwellings over or to the rear of a permitted use; provided, such dwellings~~

~~shall be subject to the use, site area, coverage and yard requirements of the variable density residential district. Density to be a minimum of eight units per acre.~~

~~— B. Electrical transmission and distribution sub-stations, gas regulator stations, public service pumping stations and elevated pressure tanks.~~

~~— C. Liquor, packaged.~~

~~— D. Microbrewery.~~

~~— E. Recreational facility— Indoor. (Ord. 04-245 § 3)~~

17.62.064 Conditional uses; planning commission approval required.

~~— The following uses may be permitted in accordance with the provisions of Chapter 17.112:~~

~~— A. Bar, cocktail lounge or nightclub.~~

~~— B. Christmas tree sales.~~

~~— C. Churches and other religious facilities.~~

~~— D. Communications equipment.~~

~~— E. Community center.~~

~~— F. Day care center.~~

~~— G. Expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent (50%) or less of the value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200.00), and nonconforming fences, walls and hedges.~~

~~— H. Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Section 17.04.080 of the Lathrop Zoning Code.~~

~~— I. Lodge hall.~~

~~— J. Reclaimed water storage and water quality ponds not previously identified in previous approvals.~~

~~— K. Senior center.~~

~~— L. Social club.~~

~~— M. Spray fields not previously identified in previous approvals.~~

~~— N. Storm drain detention and retention ponds not previously identified in previous approvals.~~

~~— O. Street fair or farmer’s market.~~

~~— P. Theater Indoor (dinner, movie, live play, etc.).~~

~~— Q. Video arcade.~~

~~— R. Youth center.~~

~~— S. Other uses which are added to this list according to the procedure in Section 17.16.020 of the Lathrop Municipal Code. (Ord. 04-245 § 3)~~

17.62.065 Property development standards.

~~— Specific development standards for the Specialty Commercial (SPC-CL) district shall be established as part of the Central Lathrop design guidelines review by incorporating the design standards identified in Section 17.62.120 and establishing the following design principals:~~

~~— A. Site design shall establish a cohesive relationship with the community park by integrating building sizes, locations, landscaping, screening and parking.~~

~~— B. By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.~~

~~— C. Landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— D. Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed shop front and street activity. Higher structures may require larger front yard setback, for example.~~

~~— E. Minimum parking requirements, such as type and number of parking stalls, shall generally follow Sections 17.62.120 and 17.84.010, and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— F. All signage shall be consistent with the Central Lathrop master signage plan adopted generally in accordance with Section 17.84.100, and included as a component of the Central Lathrop Specific Plan design guidelines.~~

~~— G. All businesses, services and processes shall be conducted entirely within a completely~~

~~enclosed structure except for off street parking and off street loading areas, gasoline service stations, outdoor dining areas, florist stands, coffee carts, nurseries, garden shops, signs, Christmas tree sales lots, farmer's markets, bus depots and transit stations, public utility stations, used car sales incidental to new car sales, and other uses found to be acceptable outdoor uses by the planning commission.~~

~~— H. — No use shall be permitted, and no process, equipment or materials shall be used which are found by the planning commission to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire, explosion or toxic chemicals.~~

~~— I. — Temporary sidewalk sales and use of the public right of way for the display and sales of merchandise shall require approval by the city council. Permanent use for such purposes is strictly prohibited.~~

~~— J. — The following elements may project into the right of way: entry features up to twelve (12) inches, awnings up to five feet, bay windows up to three feet. Awnings, bay windows, and other similar elements must have a minimum of eight feet clearance above the sidewalk. (Ord. 04-245 § 3)~~

17.62.066 Site plan and architectural review required.

~~— The Central Lathrop design review process shall take the place of the site plan review for which provision is made in Chapter 17.100 of the Lathrop Municipal Code and the architectural design review for which provision is made in Chapter 17.104 of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or non-residential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan area. The Central Lathrop design guidelines will specify the design review application process. (Ord. 04-245 § 3)~~

17.62.067 General provisions and exceptions.

~~— All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code. (Ord. 04-245 § 3) **17.62.061 Purposes and application.**~~

~~— The SPC CL zoning district provides a mix of retail, services, and restaurants to adjacent residents, which benefit from the recreational opportunities and views accorded by the adjacent San Joaquin River. (Ord. 04-245 § 3)~~

17.62.062 Permitted Uses

~~— Administrative review required, provided below use is a tenant within an existing or proposed~~

~~building. Otherwise, the use shall require site plan review.~~

~~— A. Services including, but not limited to:~~

~~— (1) Arts instruction (music, dance, painting)~~

~~— (2) Automatic teller machine~~

~~— (3) Barber/beauty shop/nail salon~~

~~— (4) Copying and printing~~

~~— (5) Dry cleaner/laundry (no plant on premises)~~

~~— (6) Laundromat~~

~~— (7) Photographic studio~~

~~— (8) Travel agency~~

~~— B. Local serving retail including, but not limited to:~~

~~— (1) Apparel/accessories~~

~~— (2) Art gallery/Supply store~~

~~— (3) Bagel/donut shop~~

~~— (4) Bakery~~

~~— (5) Beauty supply store~~

~~— (6) Beer/wine store, sales tasting~~

~~— (7) Bicycle shop~~

~~— (8) Bookstore/newsstand~~

~~— (9) Café~~

~~— (10) Camera equipment and supply~~

~~— (11) Candy and confectioners~~

~~— (12) Card shop~~

- ~~—— (13) Coffee house~~
- ~~—— (14) Costume/wig shop~~
- ~~—— (15) Fabric/craft store~~
- ~~—— (16) Delicatessen~~
- ~~—— (17) Florist/plant shop (fertilizer to be stored and sold only in packaged form)~~
- ~~—— (18) Food stores — Supermarkets, health, specialty, other~~
- ~~—— (19) Gift shop/novelty~~
- ~~—— (20) Hobby shop~~
- ~~—— (21) Ice cream/yogurt~~
- ~~—— (22) Jewelry store~~
- ~~—— (23) Music store~~
- ~~—— (24) Pet store and supplies~~
- ~~—— (25) Postal/mail store~~
- ~~—— (26) Picture framing shop~~
- ~~—— (27) Restaurant (no drive-through)~~
- ~~—— (28) Shoe store/shoe repair~~
- ~~—— (29) Specialty goods including cooking supplies, housewares, linen, window coverings, china/glassware, etc.~~
- ~~—— (30) Sporting goods~~
- ~~—— (31) Toy store/hobby shop~~
- ~~—— (32) Variety store~~
- ~~—— (33) Video store, subject to limitations of Chapter 5.08 of the Lathrop Municipal Code.~~
- ~~—— C. Other uses including, but not limited to:~~
 - ~~—— (1) Open space~~

~~— (2) Outdoor seating for food establishments~~

~~— (3) Parks~~

~~— (4) Parking lot~~

~~— D. Other permitted uses:~~

~~— (1) Recreational boat rental~~

~~— (2) Recreational equipment rental~~

~~— E. Other uses as allowed by the planning commission and city council as prescribed by a PUD under the procedures of Sections 17.52.010 and 17.52.020, and Chapter 17.56 of the Lathrop Municipal Code.~~

~~— F. Incidental and accessory structures and uses on the same site as a permitted use.~~

~~— G. Other uses added to this list by the planning commission according to the procedures in Section 17.16.020 of the Lathrop Municipal Code. (Ord. 04-245 § 3)~~

~~17.62.063 Permitted uses: administrative approval required.~~

~~— The following uses may be permitted in accordance with the provisions of Chapter 17.108 of the Lathrop Municipal Code:~~

~~— A. One family dwellings over or to the rear of a permitted use; provided, such dwellings shall be subject to the use, site area, coverage and yard requirements of the variable density residential district. Density to be a minimum of eight units per acre.~~

~~— B. Electrical transmission and distribution sub stations, gas regulator stations, public service pumping stations and elevated pressure tanks.~~

~~— C. Liquor, packaged.~~

~~— D. Microbrewery.~~

~~— E. Recreational facility—Indoor. (Ord. 04-245 § 3)~~

~~17.62.064 Conditional uses; planning commission approval required.~~

~~— The following uses may be permitted in accordance with the provisions of Chapter 17.112:~~

~~— A. Bar, cocktail lounge or nightclub.~~

- ~~— B. — Christmas tree sales.~~
- ~~— C. — Churches and other religious facilities.~~
- ~~— D. — Communications equipment.~~
- ~~— E. — Community center.~~
- ~~— F. — Day care center.~~
- ~~— G. — Expansion or remodeling of an existing nonconforming use of a structure or land, up to fifty percent (50%) or less of the value of the structure, or reestablishment of a nonconforming use which has been damaged, except nonconforming signs and outdoor advertising structures, nonconforming uses occupying a structure with an assessed valuation of less than two hundred dollars (\$200.00), and nonconforming fences, walls and hedges.~~
- ~~— H. — Expansion, remodeling or additions to a conditional use that are not considered an incidental or accessory use as defined in Section 17.04.080 of the Lathrop Zoning Code.~~
- ~~— I. — Lodge hall.~~
- ~~— J. — Reclaimed water storage and water quality ponds not previously identified in previous approvals.~~
- ~~— K. — Senior center.~~
- ~~— L. — Social club.~~
- ~~— M. — Spray fields not previously identified in previous approvals.~~
- ~~— N. — Storm drain detention and retention ponds not previously identified in previous approvals.~~
- ~~— O. — Street fair or farmer's market.~~
- ~~— P. — Theater—Indoor (dinner, movie, live play, etc.).~~
- ~~— Q. — Video arcade.~~
- ~~— R. — Youth center.~~
- ~~— S. — Other uses which are added to this list according to the procedure in Section 17.16.020 of the Lathrop Municipal Code. (Ord. 04-245 § 3)~~

17.62.065 Property development standards.

~~Specific development standards for the Specialty Commercial (SPC-CL) district shall be established as part of the Central Lathrop design guidelines review by incorporating the design standards identified in Section 17.62.120 and establishing the following design principals:~~

~~A. Site design shall establish a cohesive relationship with the community park by integrating building sizes, locations, landscaping, screening and parking.~~

~~B. By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.~~

~~C. Landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~D. Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed shop front and street activity. Higher structures may require larger front yard setback, for example.~~

~~E. Minimum parking requirements, such as type and number of parking stalls, shall generally follow Sections 17.62.120 and 17.84.010, and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~F. All signage shall be consistent with the Central Lathrop master signage plan adopted generally in accordance with Section 17.84.100, and included as a component of the Central Lathrop Specific Plan design guidelines.~~

~~G. All businesses, services and processes shall be conducted entirely within a completely enclosed structure except for off-street parking and off-street loading areas, gasoline service stations, outdoor dining areas, florist stands, coffee carts, nurseries, garden shops, signs, Christmas tree sales lots, farmer's markets, bus depots and transit stations, public utility stations, used car sales incidental to new car sales, and other uses found to be acceptable outdoor uses by the planning commission.~~

~~H. No use shall be permitted, and no process, equipment or materials shall be used which are found by the planning commission to be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire, explosion or toxic chemicals.~~

~~I. Temporary sidewalk sales and use of the public right of way for the display and sales of merchandise shall require approval by the city council. Permanent use for such purposes is strictly prohibited.~~

~~— J. — The following elements may project into the right of way: entry features up to twelve (12) inches, awnings up to five feet, bay windows up to three feet. Awnings, bay windows, and other similar elements must have a minimum of eight feet clearance above the sidewalk. (Ord. 04-245 § 3)~~

~~17.62.066 Site plan and architectural review required.~~

~~— The Central Lathrop design review process shall take the place of the site plan review for which provision is made in Chapter 17.100 of the Lathrop Municipal Code and the architectural design review for which provision is made in Chapter 17.104 of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or non-residential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan area. The Central Lathrop design guidelines will specify the design review application process. (Ord. 04-245 § 3)~~

~~17.62.067 General provisions and exceptions.~~

~~— All uses shall be subject to the general provisions and~~

Article 7. CO-CL: Commercial Office Zoning District

[...]

17.62.072 Permitted uses.

[...]

- B. Service retail uses including, but not limited to:
 - 1. Fur repair and storage
 - 2. Automobile repair
 - 3. Automobile upholstery and top shops
 - 4. Banks/credit unions/savings and loans/financial institutions
 - 5. Facial/massage
 - 6. Cafeterias
 - 7. Catering

8. Cleaning, pressing and dyeing establishments (using noninflammable and nonexplosive cleaning fluid)
9. Day care centers
10. Emergency medical/dental clinics, and prescribing pharmacies within
11. Electronics repair
12. Employment agency
13. Equipment rental
14. Rug cleaning and dyeing
15. Hotel (subject to Chapter 17.78 Hotel Limitations)
- ~~16. Inns providing temporary visitor accommodations and accessory recreational and commercial facilities~~

[...]

~~Article 8. OC/VR/WWTP-CL: Office-Commercial/Residential/Waste Water Treatment Plant P-CL: Park Zoning District~~

~~17.62.081 Purposes and application.~~

~~— The OC/VR/WWTP-CL zoning district provides flexibility in future land use choices in the northeast corner of the lands governed by the Central Lathrop Specific Plan. This designation allows any single use or a mix of any combination of Office/Commercial, Residential, and Waste Water Treatment Plant. (Ord. 04-245 § 3)~~

~~17.62.082 Permitted and conditionally permitted uses.~~

~~— Refer to Variable Density Residential-CL, Office Commercial-CL, and Public/Semi-public-CL for permitted and conditionally permitted uses.~~

~~— Other Permitted Use: waste water treatment plant. (Ord. 04-245 § 3)~~

~~17.62.083 Property development standards.~~

~~— Specific development standards for the Office-Commercial/Residential/Wastewater Treatment Plant (OC/VR/WWTP-CL) district shall be established as part of the Central Lathrop design guidelines review by incorporating the design standards identified in Section 17.62.120 and establishing the following design principles:~~

~~— A. — By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.~~

~~— B. — Landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— C. — Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed shop front and street activity. Higher structures may require larger front yard setback, for example.~~

~~— D. — Minimum parking requirements, such as type and number of parking stalls, shall generally follow Section 17.62.120 and Section 17.84.010, and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.~~

~~— E. — All signage shall be consistent with the Central Lathrop master signage plan adopted generally in accordance with Section 17.84.100, and included as a component of the Central Lathrop Specific Plan design guidelines.~~

~~— F. — All businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and off-street loading areas, gasoline service stations, outdoor dining areas, florist stands, coffee carts, nurseries, garden shops, signs, Christmas tree sales lots, farmer's markets, bus depots and transit stations, public utility stations, vehicle sales and storage, and other uses found to be acceptable outdoor uses.~~

~~— G. — Temporary sidewalk sales and use of the public right of way for the display and sales of merchandise shall require approval by the city council. Permanent use for such purposes is strictly prohibited.~~

~~— H. — The following elements may project into the right of way: entry features up to twelve (12) inches, awnings up to five feet, bay windows up to three feet. Awnings, bay windows, and other similar elements must have a minimum of eight feet clearance above the sidewalk. (Ord. 04-245 § 3)~~

~~17.62.084 Site plan and architectural review required.~~

~~— The Central Lathrop design review process shall take the place of the site plan review for which provision is made in Chapter 17.100 of the Lathrop Municipal Code and the architectural design review for which provision is made in Chapter 17.104 of the Lathrop Municipal Code. Design review is required for all proposed structures, whether residential or nonresidential, together with related site plans, landscaping, and public improvements associated with new development within the Central Lathrop Specific Plan area. (Ord. 04-245 § 3)~~

~~17.62.085 General provisions and exceptions.~~

~~—All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code. (Ord. 04 245 § 3)~~

17.62.081 Purposes and application.

The P-CL District is intended to provide for neighborhood, community and regional parks, greenways, and other outdoor recreation facilities to allow for a wide array of local and community recreational activities and entertainment opportunities on designated park lands located within the Central Lathrop Specific Plan. Specific uses intended for this zoning district include: public recreation sites including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbeque facilities, landscaping, irrigation, city wells, trees and natural habitat areas. Parks also may be designed to accommodate multi-level storm drainage detention basins that will allow recreation use of areas not needed for detention during a given storm.

17.62.082 Reviewing Authority.

All proposed structures, events, and uses shall be subject to the review and approval by the City of Lathrop Parks and Recreation Commission.

Article 9. P/SP-CL: Public/Semi-Public Zoning District

[...]

17.62.094 Property development standards.

Specific development standards for the Public/Semi-Public (P/SPQP-CL) district shall be established as part of the Central Lathrop design guidelines review by incorporating the design standards identified in Section 17.62.120 of this chapter and establishing the following design principles:

A. By utilizing a creative approach to landscaping and screening, parking areas shall not become the predominant feature of the streetscape, especially as it relates to adjacent open spaces and arterial streets.

B. Landscaping and irrigation standards shall generally follow those required by Chapter 17.92 and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.

C. Building setbacks shall be varied in accordance with corresponding building heights, uses and proposed shop front and street activity. Higher structures may require larger front yard setback, for example.

D. Minimum parking requirements, such as type and number of parking stalls, shall

generally follow Section 17.62.120 and Section 17.84.010, and may be modified by the required design guidelines review by city staff, prior to issuance of development or building permits.

E. All signage shall be consistent with the Central Lathrop master signage plan adopted generally in accordance with Section 17.84.100, and included as a component of the Central Lathrop Specific Plan design guidelines. (Ord. 04-245 § 3)

[...]

Article 10. ~~P/OS-CL~~: Open Space Zoning District

[...]

17.62.103 General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Chapter 17.16 of the Lathrop Municipal Code.

The Community Development Director may approve use interpretations and minor deviations related to the zoning herein.

[...]

Article 12. Non-Residential Development Standards

Table 17.62.120 Central Lathrop Specific Plan: Non-Residential Site Development Standards

	Office Commercial (CO-CL)	Office-Comm/Var-Res/AWTP (OC/VRAWTP-CL)	Neighborhood Commercial (NC-CL)	Specialty-Commercial (SPC-CL)Park (P-CL)	Residential Mixed-Use (R/MU-CL)	Public/Semi-Public/Neighborhood Commercial (P/SP/NC-CL)
Min. Street Frontage Setbacks						
Lathrop Center District	n/a ¹	n/a ²	0	n/a ¹	0	0
Golden Valley Parkway	10	40	10	n/a	n/a ¹	n/a ¹
Other Streets	10	40	n/a ¹	10	n/a	10
Other Setbacks						
Front, Rear and Side Yards	0	0	0	0	0	0
Height Requirements						
Maximum Building Height ³	75	75	45	35 45	65	45
Special Tower Elements	n/a	n/a	70	70	70	70
Minimum Building Height	n/a	n/a	15	15	15	15
Building Separation						
Standard	Per CBC ⁵	Per CBC ⁵	Per CBC ⁵	Per CBC ⁵	Per CBC ⁵	Per CBC ⁵
Pedestrian Access	15	45	15	15	15	15

Width						
Lot Size and Coverage						
Minimum Parcel Area	None	None	None	None	None	None
Minimum Width	None	None	None	None	None	None
Minimum Depth	None	None	None	None	None	None
Maximum FAR	0.60	0.60	0.60	0.40-0.60	4.0	0.60
Maximum Coverage	70%	70%	60%	60%-70%	90%	70%
Off-Street Parking						
Remainder of CLSP	1 stall per 400 net usable sq. ft. for office; other uses per Chapter 17.76 of the Lathrop Municipal Code					

Notes to Table 17.62.120

1. n/a = not applicable.
2. Building or parking area fronting any public street - measured from property line or right-of-way.
3. Exceptions to maximum height may be granted through Design Review for towers, steeples, cupolas, dormers, flagpoles and other architectural elements.
4. Minimum width between structures when pedestrian access way provided.
5. California Building Code.
6. Reductions of parking standards may be granted for shared parking subject to approval of a parking study concurrent with Design Review.

(Ord. 22-431 § 1; Ord. 08-276 § 1)

[...]

Article 14. Central Lathrop Design Review Board

17.62.141 Purposes and application.

[...]

B. Site and architectural design review provisions of this chapter shall apply to any permitted or conditional ~~conditional~~ use, listed within the VR-CL (Variable Density); HR-CL (High Density Residential); R/MU-CL (Residential/Mixed-use Zoning); NC-CL (Neighborhood Commercial Zoning); ~~SPC-CL (Specialty Commercial Zoning);~~ CO-CL (Commercial Office Zoning); ~~OC/VR/WWTP-CL (Office Commercial/Residential/Waste Water Treatment Plant Zoning);~~ P/SP-CL: Public/Semi-Public Zoning); and ~~P/OS-CL (Open Space Zoning); and DS-CL (Development Standards Overlay Zone),~~ of this Chapter 17.62 of the Lathrop Municipal Code. There shall be no exceptions to such application, except as may be granted for historic structures designated by the city of by previously approved specific plans. (Ord. 04-245 § 3)

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.72 Mobilehome Parks

17.72.010 Occupancy.

No mobilehome shall be occupied or used for living or sleeping purposes, or be parked other than in a mobile home sales yard, or in an approved storage area within a CS, CH or I district, unless it is located within a licensed mobilehome park; provided, that a mobilehome may also be used as follows:

- A. As an office for a construction project, circus or carnival;
- B. As a residence of a watchperson on the site of a construction project or an industrial use;
- C. To provide temporary living quarters for circus or carnival personnel in accordance with the provisions of an approved conditional use permit;
- D. As a single-family dwelling when set on a permanent foundation within any ~~RA, R,~~ or RM ~~or PO~~ district. (Ord. 92-73)

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.74 Emergency Shelters

[...]

17.74.020 Emergency Shelter Standards.

A. **Limitation on Location.** An emergency shelter subject to this chapter may be established within the ~~RM or PO~~ zoning districts.

B. **Permit Requirement.** Construction of a new structure or exterior modification of an existing structure for an emergency shelter in the ~~RM or PO~~ zoning district shall be subject to a ministerial review process. The community development director will review the design, site plan, and management plan to ensure compliance with the standards established for the zoning district and with the development standards established in this section.

C. **Zoning Requirements and Standards.** Except as otherwise set forth in this section, all emergency shelters shall comply with the land use regulations for the RM zoning district in which the emergency shelter will be located.

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.76 OFF-STREET PARKING AND LOADING

[...]

17.76.020 Off-Street Parking Facilities Required.

[...]

D. Parking Space Schedule.

[...]

2. Uses Within CN and CC Districts.

~~— a. For commercial and office uses, excluding conditional uses, within the area designated as the central business district by the general plan, there shall be one space for each eight hundred (800) square feet of floor area, except as provided under subsection (D)(2)(b) below.~~

ab. For uses within an integrated shopping center located within a CN or CC district, involving a combination of three or more retail uses permitted within the CN district for which building area, off-street parking, off-street loading, landscaping, lighting and other features are developed, managed and maintained as if a single unit, there shall be three spaces for each one thousand (1,000) square feet of gross leasable area, or four spaces for each one thousand (1,000) square feet of gross leasable area if the center includes a supermarket.

be. For other uses within a CN or CC district, the number of spaces otherwise required for the type of use.

[...]

17.76.060 Location of off-street parking and loading facilities.

Off-street parking and off-street loading facilities shall be located on the same site with the use for which the berths are required or on an adjoining sites, except that ~~within the central business district as located within the CC District~~, off-street parking facilities may be located within four hundred (400) feet of the use for which the spaces are required, measured by the shortest route of pedestrian access. No off-street loading space shall be required where buildings are served by a public alley which is at least twenty (20) feet in width. (Ord. 92-73)

17.76.070 Screening, fencing and landscaping.

A. Where an off-street parking area in a non-residential district adjoins a residential ~~or PO~~ district, the visual interface between the parking area and such districts shall be designed and developed so as to avoid obtrusive visual impacts of the parking area on such districts.

B. All screening, fencing, and landscaping shall be consistent with Chapter 17.92 of this title. (Ord. 19-405 § 1; Ord. 96-136; Ord. 92-73)

[...]

17.76.110 Truck and recreational vehicle parking.

A. The following highway oriented uses located within a CH or CC zoning district shall be subject to the following standards for the provision of parking for trucks and recreational vehicles:

1. All highway oriented uses, as listed in Section 17.44.050 (B)(1) of the zoning code, permitted in both the CH-highway commercial and CC-central commercial zoning districts (~~with the exception of the central business district~~) shall provide truck/recreational vehicle parking stall(s) as deemed necessary by the community development director. The amount of truck/recreational vehicle parking stalls required shall be determined on a case-by-case basis.

2. Each truck/recreational vehicle parking stall shall be located as to provide adequate ingress and egress to and from the site.

3. Each truck/recreational vehicle parking stall shall be striped on a dustless, impervious surface, twelve (12) feet wide by seventy-two (72) feet long.

B. Parking for trucks and recreational vehicles may be provided by a group of uses (two or more), so that a common area is utilized. Such areas shall meet the standards provided in subsection A above as to the number, size and type of stall required. (Ord. 16-355 § 1; Ord. 98-164; Ord. 96-136)

17.76.120 Bicycle parking and storage standards.

A. Applicability. Bicycle parking shall be required for ~~in~~ commercial, professional office, and industrial users with twenty (20) or more parking spaces, and for all public and quasi-public (institutional) uses.

[...]

New text is shown by underline; deleted text is shown by ~~strikethrough~~

Chapter 17.80 Accessory Dwelling Units

17.80.010 Application.

This chapter provides standards by which the city shall evaluate and ministerially approve an application for the siting and construction of an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) on a lot with an existing or proposed dwelling located in areas zoned to allow single-family or multifamily residential use in compliance with California Government Code Sections 65852.2 and 65852.22, as may be amended. (Ord. 20-416 § 1; Ord. 19-405 § 1; Ord. 18-384 § 1; Ord. 16-365 § 1; Ord. 16-355 § 1; Ord. 97-151; Ord. 92-73)

17.80.020 Permitted locations and types.

A. ADUs are permitted in all zone districts allowing single-family or multifamily residential uses on lots developed with existing or proposed dwellings.

B. An ADU may be established in the following methods:

1. Attached to, or located within, an existing or proposed primary dwelling.
2. A new detached structure, or located within or attached to an accessory structure, including detached garages or similar structures.
3. Conversion of existing attached or detached accessory structures, including garages, storage areas, or similar structures.
4. Reconstruction of an existing structure or living area that is proposed to be converted to an ADU, or a portion thereof, in the same location and to the same dimensions and setbacks as the existing structure.

C. One JADU may be established within the space of an existing or proposed single-family residence, on a lot that is zoned to allow single-family residential uses.

D. A JADU may be established within the space of the primary dwelling in combination with the construction of one detached, new construction ADU not exceeding one thousand two hundred (1,200) square feet ~~and height of sixteen (16) feet~~ with four-foot side and rear yard setbacks.

E. ADUs shall be permitted on lots developed with existing multifamily dwellings subject to the following provisions:

1. A minimum of one ADU may be constructed, or up to twenty-five percent (25%) of the existing unit count, within non-livable space, including, but not limited to, storage rooms, passageways, attics, basements, or closets.

2. The construction of two detached ADUs, subject to a ~~maximum height of sixteen (16) feet, and four-foot side and rear setbacks.~~ In this case, only two detached ADUs are permitted on lots developed with existing multifamily dwellings. (Ord. 20-416 § 1; Ord. 19-405 § 1; Ord. 18-384 § 1; Ord. 16-365 § 1; Ord. 16-355 § 1; Ord. 97-151; Ord. 92-73)

17.80.030 Development standards.

A. Development Standards. Accessory dwelling units shall comply with the following standards:

1. ADU Type, Location and Size.

a. Attached Unit. An ADU attached to an existing primary dwelling shall not exceed fifty percent (50%) of the total existing or proposed living area of the primary dwelling, except that an attached ADU up to a maximum size of 850 square feet for a one-bedroom unit or up to 1,000 square feet for two- or more bedroom unit may be permitted.

b. Detached Unit. An ADU structurally independent and detached from the existing or proposed primary dwelling shall not exceed one thousand two hundred (1,200) square feet.

c. ADUs shall have independent exterior access from the primary dwelling. No passageway to the primary dwelling shall be required.

d. ADUs shall not be required to provide fire sprinklers if they are not required for the primary residence.

e. Except as otherwise provided in Government Code Section 65852.26, no ADU may be sold or otherwise conveyed separately from the property and the primary residence.

2. JADU Location, Size, and Standards.

a. A JADU shall be constructed entirely within an existing or proposed primary dwelling (and enclosed uses within the dwelling, such as an attached garage are part of the proposed or existing dwelling) and shall not exceed five hundred (500) square feet.

b. JADUs shall have an independent exterior entrance from the primary dwelling but may also include shared access between two units. In instances where the JADU shares a bathroom with the primary dwelling, the JADU shall have an interior entry to the primary dwelling's main living area, independent of the exterior entrances of the JADU and the primary dwelling.

c. A JADU, at a minimum, shall include an efficiency kitchen as defined in Section 17.04.080.

d. The property owner shall reside in either the principal dwelling unit or the junior accessory dwelling unit.

e. JADU's are prohibited from being sold or conveyed separately from the primary dwelling unit. Prior to issuance of a building permit for the JADU, the property owner shall file with the city a deed restriction for recordation with the County Recorder, which shall run with the land and include the provisions listed in Government Code Section 65852.22.

3. Setbacks.

a. Have minimum interior side and rear setbacks of four (4) feet and street side setback of ten (10) feet. Such ADU shall not have a greater front yard setback requirement than that of the primary residence.

b. No setback shall be required for an existing living area or accessory structure in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit, and a setback of no more than four feet from the side and rear lot lines shall be required for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

c. Setback from Structures. Be set back from other structures on the parcel consistent with the city-adopted building code.

4. Height. An attached or detached ADU shall comply with the following requirements: Not to exceed one story or sixteen (16) feet in height, except that a detached accessory dwelling unit may be constructed above a detached garage to a maximum height of thirty (30) feet.

a. A proposed detached ADU that is located within a half-mile of a major transit stop or high quality transit corridor on a lot with a single-family or multi-family dwelling unit may be constructed to a maximum height of twenty (20) feet or match the roof pitch of the primary dwelling unit, whichever is greater.

b. Where a lot has an existing or a proposed single-family or multi-family dwelling unit, a proposed detached ADU may be constructed to a maximum height of eighteen (18) feet or match the height of the primary dwelling unit, whichever is greater.

c. Where a proposed ADU is being attached to a primary dwelling unit, the height of the ADU shall be limited to thirty-five (35) feet, not to exceed two stories.

d. Where a lot has an existing or a proposed single-family or multi-family dwelling unit, a proposed ADU may be constructed above an existing or proposed detached garage and shall be limited to thirty-five (35) feet in height, not to exceed two stories.

5. Location on Parcel. An accessory dwelling unit can either be attached to, or located within, the proposed or existing primary dwelling, including attached garages, storage areas or similar uses, or an accessory structure or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing dwelling.

B. Compatibility. The accessory dwelling unit shall be designed and constructed to be compatible with the existing house as to height, style, materials, and colors.

~~C. Access. Doorway access shall be provided either to the side or rear of the accessory dwelling unit. Doorway access may front the street for detached ADUs as long as the detached ADU is recessed from the main dwelling unit and located behind the front yard fence. The accessory dwelling unit shall utilize the same vehicular access which serves the existing dwelling unit.~~

C. D. Off-Street Parking.

1. At least one additional off-street parking space shall be provided for the accessory dwelling unit or bedroom, whichever is less, unless otherwise exempt under Section 17.80.030(E).

2. The parking spaces required for the accessory dwelling unit can be in tandem to the required parking of the main residential structure, may be uncovered, and can be located within the front setback as long as all other yard requirements are met.

3. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, those off-street parking spaces are not required to be replaced.

4. The accessory dwelling unit shall utilize the same vehicular access which serves the existing dwelling unit.

D E. Off-Street Parking Exemption. Off-street parking shall not be imposed in any of the following instances:

1. The accessory dwelling unit is located within one-half mile walking distance of public transit;

2. The accessory dwelling unit is located within an architecturally and historically significant historic district;

3. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure;

4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit;

5. When there is a car share vehicle located within one block of the accessory dwelling unit.

E F. Mobilehomes or Manufactured Housing. Mobilehomes or manufactured housing on permanent foundations shall be permitted as an accessory dwelling unit, only if they are installed on permanent foundations, and the mobilehome complies with the 1974 National Manufactured Housing Construction and Safety Act. (Ord. 22-431 § 1; Ord. 20-416 § 1; Ord. 19-405 § 1; Ord.

18-384 § 1; Ord. 16-355 § 1; Ord. 97-151; Ord. 92-73)

F. Addressing. Detached ADU's shall have a separate address from the primary dwelling. An attached ADU or JADU may request a separate address from the primary dwelling.

17.80.040 Utilities and impact fees.

A. Utility Service and Kitchen Facilities. Accessory dwelling units shall be provided with adequate water, sewer and other utilities (~~sewer allocation for one residential unit will suffice for both~~). ~~Accessory dwelling units shall not be considered a new residential use for the purposes of calculating utility connection fees or capacity charges for water and sewer service. The city shall not require a new or separate utility connection or impose a related connection fee or capacity charge for ADUs and JADUs that are contained within an existing residence or accessory structure.~~

B. Fees. Fees charged for the construction of ADUs shall be consistent with Government Code Section 65852.2(f). (Ord. 20-416 § 1; Ord. 19-405 § 1; Ord. 18-384 § 1; Ord. 16-355 § 1; Ord. 97-151; Ord. 92-73)

17.80.050 Process and timing.

A. Approval Process. An accessory dwelling unit and junior accessory dwelling unit is considered and approved ministerially, without discretionary review or hearing, if it meets the minimum standards in this chapter.

B. Timing. The city must act on an application to create an accessory dwelling unit or junior accessory dwelling unit within sixty (60) days from the date that the city receives a completed application, unless either:

1. The applicant requests a delay, in which case the sixty (60) day time period is tolled for the period of the requested delay; or

2. In the case of a junior accessory dwelling unit and the application to create a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on a lot, the city may delay acting on the permit application for the junior accessory dwelling unit until the city acts on the permit application to create new single-family dwelling, but the application to create the junior accessory dwelling unit will still be considered ministerially without discretionary review or a hearing. (Ord. 20-416 § 1)

17.80.060 Compliance with other regulations.

Notwithstanding the above standards, all accessory dwelling units established under this chapter shall meet all of the requirements of the zoning district for which the accessory dwelling unit is in as to fences, walls and hedges; frontage; width and depth of site; height of structures; distance between structures; signs; applicable building and fire codes and general provisions and exceptions. (Ord. 20-416 § 1; Ord. 19-405 § 1; Ord. 18-384 § 1; Ord. 16-355 § 1; Ord. 97-151; Ord. 92-73)

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Chapter 17.84 Signs

[...]

17.84.020 General provisions and exceptions.

[...]

C. Projection and Height.

1. No sign shall project more than fourteen (14) inches beyond the property line, except that a freestanding sign shall not extend beyond the property line. The minimum height clearance for any freestanding sign, projecting building sign or sign located on a building marquee shall be not less than eight feet as measured from ground level to the lowest portion of the sign display area.

2. No sign other than a directional sign shall project more than twelve (12) inches into a required rear yard or interior side yard.

3. In an RCO, UR-ST, ~~RA, R, or RM~~ or ~~PO~~ zone district, a sign attached to a building shall not project above the parapet or roof line, whichever is higher.

D. Number of Freestanding Signs. Not more than one freestanding on-premises sign, or freestanding outdoor advertising structure, may be located on each parcel of property within a zoning district in which a freestanding sign or freestanding outdoor advertising structure is permitted, with the exception of parcels in the UR-ST district which may have no more than two free-standing on premises signs for special events occurring on the site if permitted by the community development director or the city manager’s designee.

[...]

K. Outdoor Advertising Signs. Outdoor advertising signs are signs having part or all of their area devoted to directing attention to a business, profession, commodity, product or service that is not the primary business, profession, commodity, product or service sold, manufactured, conducted or offered on the site on which the sign is located, and shall be subject to the following conditions:

1. Outdoor advertising signs shall not be permitted in the RCO, UR-ST, R, RM, ~~PO, IP~~ or C zone districts.

2. The maximum single surface area per site of an outdoor advertising structure in the I district shall be five hundred (500) square feet; the maximum aggregate area per site of outdoor advertising signs in the I district shall be one thousand (1,000) square feet. No outdoor advertising

signs shall be placed within one thousand (1,000) feet of another such sign on the same side of a street or highway.

3. The maximum height of an outdoor advertising structure shall be no taller than the height limit of the zoning district in which it is located.

[...]

17.84.030 Signs in the RCO, UR-ST, RA, R, or RM and PO zone districts.

No sign of any character shall be permitted in the RCO, UR-ST, RA, R, or RM or PO zone districts, except as follows:

[...]

H. In the UR-ST district up to two on-premises, freestanding signs of variable size as may be approved by the community development director or the city manager’s designee, with the number of signs, their maximum size, and other requirements to be as determined by the community development director or the city manager’s designee, provided that the maximum sign area for any single sign may not exceed eight hundred sixty-five (865) square feet. No outdoor advertising signs as defined in Section 17.84.020 shall be permitted in the UR-ST district. (Ord. 21-418 § 15; Ord. 18-394 § 1; Ord. 10-298 § 1; Ord. 02-206 § 2; Ord. 97-151; Ord. 93-99; Ord. 92-73)

17.84.040 Regulation of signs within the C districts.

[...]

B. Maximum Total Aggregate Area in the CN, CC, and CR and CW Zone Districts.

[...]

N. Height of Signs. The height of signs within the CN, CC, and CR and CW zone districts shall not exceed the height of the structure which houses the business being advertised, unless otherwise allowed under the provisions of this title or as approved by the planning commission with a conditional use permit or site plan review and in no case shall such sign exceed the height limitations of the district in which it is located.

[...]

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Chapter 17.92 Landscaping and Screening Standards

[...]

17.92.030 Commercial and Industrial Developments.

A. Commercial Developments—Development Standards.

1. Landscaping. All areas not used for structures, parking, driveways, walkways or other hardscape shall be landscaped and maintained as provided by the provisions of this title. At a minimum, fifteen percent (15%) of the net site area shall be landscaped and all areas of the project area abutting other properties or public right-of-ways shall include a continuous landscaped planting strip no smaller than five feet in width, ~~except in the CBD (central business district), in which no requirement shall apply.~~ All landscaping materials used shall be in accordance with Section 17.92.100 and in conformance with the tree and shrub schedule and criteria as provided in Section 17.92.090. All existing trees on the project site shall be maintained unless removal or relocation has been approved by the planning director and as identified on an approved landscape plan pursuant to Section 17.92.040.

2. Landscaping Plan. Each project shall include a landscaping plan as described in Section 17.92.040.

3. Irrigation Plan. Each project shall include an irrigation plan as described in Section 17.92.050.

4. Water Conservation Requirements. Each project shall meet the requirements set forth in Section 17.92.060.

5. Parking, Noise Attenuation, and Screening. Each project shall conform to the requirements set forth in Section 17.92.070.

[...]

17.92.100 Planting and maintenance.

A. Planting Standards.

1. Street Trees. Street trees shall be planted twenty (20) feet on center no closer than four feet from the back of curb or planting edge. Trees shall maintain a ten (10) foot vertical clearance over walks, pathways, and the like. Each tree shall be a minimum of fifteen (15) gallons in size and shall be planted with root barriers.

2. Shrubs. Shrubs should be planted as to provide a reasonable amount of ground cover. Shrubs that are used for screening purposes shall meet height requirements as provided by this title. Any shrub that will reach three feet in height at maturity shall not be planted within a required setback. Each shrub shall be a minimum of five gallons in size.

3. Planting Design. The planting design shall be incorporated in the landscape plan as described in Section 17.92.040. Choice of planting materials, trees, and shrubs should take into account drought tolerance, ease of maintenance and aesthetic beauty. The design should also take into account future shade conditions in street and parking lot situations. A soil analysis may be required by the planning director under certain conditions; if required it also shall be submitted with the landscape plan.

4. Timing of Installation. All landscaping, screening, and irrigation shall be in place prior to the request for a final inspection by the owner.

5. Acceptance by City. Each landscape area shall be maintained for three hundred sixty-five (365) days from the time the owner requests from the city a final inspection of the landscape area prior to transfer of maintenance responsibility to the city. Those landscapes that are to be privately owned, shall be maintained by the property owner.

B. Maintenance Standards. Each landscape area shall be maintained as follows:

1. Property owners' responsibility. Property owners of developed residential, commercial, and industrial lots shall be responsible for maintaining the landscape areas of their properties to the satisfaction of the City. Property owners of developed residential lots shall be responsible for maintaining their private yard areas (front yards and back yards) within enclosed fenced areas, as well as maintain any unfenced private yards and any parkway strips (landscape strips between sidewalk and roadway) that exist along the frontage area of their properties.

24. Plantings shall be maintained in good growing condition and whenever necessary, replaced with new plant materials.

32. Lawn and ground cover shall be trimmed and mowed regularly and planting areas shall be kept free of weeds and debris.

43. Plantings shall be fertilized, cultivated, and pruned on a regular basis, and good horticultural principles shall be maintained.

54. When necessary, plantings shall be appropriately staked, tied, or otherwise supported. Supports shall be regularly monitored to avoid damage to plants.

65. All landscaping and related equipment, including, but not limited to, plants, planting material, screening devices, walkways, benches, irrigations systems, and the like shall be maintained by the owner.

76. All required screening materials shall be maintained in good condition, and whenever necessary, repaired or replaced.

87. All property shall be maintained in a manner that will not depreciate adjacent property values.

98. Landscaping elements which pose an unusual public health or safety hazard shall not be permitted.

109. The height, spread, and growth habit of all plantings shall not interfere with or obstruct ease of movement of pedestrians or vehicles. (Ord. 92-96)

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Chapter 17.98 Good Neighbor Guidelines for Warehouse Distribution Facilities

17.98.010 Purpose

These “Good Neighbor Guidelines Warehouse Distribution Facilities.” (referred to as “Good Neighbor Guidelines”) assist planning departments, developers, property owners, elected officials, community organizations, and the general public as a tool to potentially help address some of the complicated choices associated with permitting warehouse/distribution facilities and understanding the options available when addressing environmental issues. These Good Neighbor Guidelines are designed to help minimize the impacts of diesel particulate matter (PM) from on-road trucks associated with warehouses and distribution centers on sensitive receptors located within the city of Lathrop.

17.98.020 Applicability

This Chapter is applicable to all warehouse distribution facilities throughout the city regardless of size and as defined in Section 17.98.030. This Chapter shall supersede any existing requirements in the Municipal Code and Specific Plans.

17.98.030 Definitions

For the purposes of this Chapter, the following definitions shall apply:

“Distribution Center” see “Warehouse Distribution Facility.”

“Idling” means the operation of the engine of a vehicle while the vehicle is not in motion.

“Sensitive Receptors” means populations that are at a heightened risk of negative health outcomes due to exposure to air pollution, including children, elderly, asthmatics, and others. The locations where these sensitive receptors congregate are considered sensitive receptor locations and include residential communities, schools, parks (excluding trails), playgrounds, day care centers, nursing homes, and hospitals.

“Warehouse” means a building or portion thereof used for the storage, receiving, shipping, or wholesaling of goods and merchandise, and any incidental or accessory activities.

“Warehouse Distribution Facility” means a building, structure or other facility primarily used for the warehousing, storage, sorting, packing, staging, shipping, receiving, distributing or holding of goods and merchandise of any kind, typically which are not manufactured, processed or otherwise produced in the same facility, for any length of time. Warehouse distribution facilities include but are not limited to wholesale distribution, distribution centers, moving and transfer storage, cross-dock facilities, package handling centers, order fulfillment centers, or logistics

centers and facilities.

17.98.040 Landscape Buffer and Screening Standards

A. The following landscape buffer and screening requirements shall apply to warehouse distribution facilities that share a common property line with a sensitive receptor, except when the distance between the structure of the existing sensitive receptor and proposed structure exceeds 300-feet:

1. For any warehouse distribution facility equal to or less than 50,000 square feet in size, a five (5) foot landscape buffer shall be required.

2. For any warehouse distribution facility larger than 50,000 square feet in size, a ten (10) foot landscape buffer shall be required.

3. For any warehouse distribution facility larger than 400,000 square feet in size, a fifteen (15) foot landscape buffer shall be required.

B. The landscape buffer area(s) shall include:

1. A solid, eight (8) foot masonry wall(s), or alternative material approved by the community development director.

2. Trees with a minimum box size of 24 inches with spacing dependent on the tree species as recommended by a certified Landscape Architect. The buffer may include stormwater bio-filtration, detention or retention areas.

3. Drought tolerant and properly irrigated plants and trees to maintain growth.

C. A berm is encouraged within the landscape buffer area(s) to assist in screening the warehouse distribution facility.

17.98.050 Operational Signage

A. The following signage is required for all warehouse distribution facilities, regardless of size:

1. Anti-idling signs indicating a 5-minute diesel truck engine idling restriction shall be posted along entrances to the site and in the dock areas and shall be strictly enforced by the facility operator.

2. Directional signs consistent with Section 17.84.050 indicating automobile and truck entrances shall be posted along entrances to the site.

3. Signs shall be installed at all truck exit driveways directing truck drivers to the truck route as indicated in the Truck Routing Plan or as specified in a Specific Plan.

4. Signs shall be installed in public view with contact information for a local designated representative who works for the facility operator and who is designated to receive complaints about excessive dust, fumes, or odors, and truck and parking complaints for the site. The sign shall also include information for the San Joaquin Valley Air Pollution Control District's (SJVAPCD) on-line complaint system and its complaint call-line.

B. All signs under this Section shall be legible, durable, and weather-proof.

17.98.060 Construction and Operational Guidelines

A. The following guidelines shall apply to the construction of a warehouse distribution facility:

1. Warehouse distribution facilities shall install solar photovoltaic (PV) array and an energy storage system (ESS) consistent with the California Building Code.

2. A portion of the passenger vehicle parking spaces shall be allocated for electric vehicles (EV), with all necessary conduit and related appurtenances installed consistent with the California Building Code.

B. The following guidelines shall apply to the operation of a warehouse distribution facility:

1. The warehouse distribution facility shall incorporate a recycling program.

2. New or future tenant improvements for warehouse distribution facilities for cold storage shall include electrical hookups for refrigeration units.

3. Warehouse distribution facilities shall not allow a TRU (Transportation Refrigeration Unit) to operate while stationary unless the vehicle is lawfully parked at a location approved for truck parking and not within five hundred (500) feet of a sensitive receptor unless the operator is actively engaged in the process of loading or unloading cargo or is waiting in a queue to load or unload cargo for a period not to exceed two (2) hours.

17.98.070 Supplemental Information

A. In addition to the application submittal requirements prescribed in Chapter 17.100 and 17.112, the application shall include the following information:

1. Operational Signage Plan including but not limited to location, size, height, and type of illumination. The Operational Signage Plan shall demonstrate compliance with Section 17.98.050 of this Chapter.

2. Site Plan illustrating a 1,000-foot distance from the property line in all directions.
3. Truck Turning Template to verify truck turning movements at entrance and exit driveways and maneuverability throughout the site.
4. Cross-Section and Plan View of the landscape buffer area(s).
5. Site Lighting Photometric Plan including information with detail specifications on fixtures, poles, and wall packs. The Site Lighting Photometric Plan shall illustrate candlepower distribution beyond the property line.
6. Outdoor Break Area Exhibit(s) illustrating proposed furniture, shade structure(s), and other proposed equipment.
7. Truck Routing Plan to and from the State Highway System based on the City's latest Truck Route Map.

17.98.080 Enforcement

- A. Minimize exposure to diesel emissions to sensitive receptors that are situated in close proximity to the warehouse/distribution center and eliminate diesel trucks from unnecessarily traversing through residential neighborhoods by using the following strategies:
 1. To the extent feasible, locate driveways, loading docks and internal circulation routes away from residential uses or any other sensitive receptors.
 2. Enforce compliance with Lathrop Municipal Code Section 10.16.010, requiring the use of designated truck routes.
 3. Enforce compliance with Lathrop Municipal Code Section 10.24.050, restricting truck parking in residentially zoned districts.
 4. Enforce compliance with Lathrop Municipal Code Section 10.24.110 (A), regarding the parking of trailer or semi-trailer upon any street, alley, public way or public place, unless the trailer or semi-trailer is attached to a motor vehicle capable of moving the trailer.
 5. Require warehouse/distribution centers to educate drivers by providing a detailed map identifying the specific truck route between the warehouse/distribution center and the freeway and/or primary access.

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Chapter 17.100 Site Plan Review

17.100.010 Purposes and application.

[...]

B. Site plan review provisions of this chapter shall apply to the following uses:

1. Any use within the RCO, UR-ST, ~~RA~~, R, RM, P, P/QP, ~~PΘ~~, C and I zone districts, excepting single-family residential use, which is to be constructed on a residential site with complete street improvements;

2. Any use subject to an environmental impact assessment under applicable provisions of city policy as adopted by resolution pursuant to the California Environmental Quality Act of 1970, as amended.

[...]

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Chapter 17.104 Architectural Design Review

17.104.010 Purposes and application.

[...]

B. Site plan and architectural design review provisions of this chapter shall apply to any permitted or conditional use, listed within the R, RM, P, P/QP, ~~PQ~~, C or I district inclusive as defined in Chapters 17.44 and 17.48, inclusive of the Lathrop Municipal Code. There shall be no exceptions to such application, except as may be granted for historic structures designated by the city or by previously approved specific plans. (Ord. 16-359 § 1; Ord. 99-181 § 1; Ord. 92-73)

[...]

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Chapter 17.116 Nonconforming Uses and Structures

[...]

17.116.070 Elimination of illegal nonconforming uses and structures.

[...]

C. Uses permitted only within a ~~RA~~, R or RM zone district which are located in a C or I zone district, and uses permitted only within a C or I zone district which are located within a ~~RA~~, R or RM zone district shall be completely removed or altered and converted to a conforming status upon abandonment of the previous use for six months or more. When a nonconforming use is removed, every future use shall be in conformity with the provisions of this chapter. Repairs necessary to maintain a nonconforming use and other maintenance (excluding signs), not exceeding an assessed valuation of two thousand five hundred dollars (\$2,500.00), shall not be construed as lengthening the useful life of the nonconforming use.

[...]

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Chapter 10.16 Truck Routes and Commercial Vehicles

10.16.010 Truck routes—Establishment and purpose.

A. Whenever any ordinance of the city designates and describes any street or portion thereof as a street, the use of which is permitted by any vehicle exceeding a maximum gross weight limit of ten thousand (10,000) pounds, the chief of police is authorized to designate such street or streets by appropriate signs as “truck routes,” for the movement of vehicles exceeding a maximum gross weight limit of five ~~three~~ tons.

B. When any such truck route or routes are established and designated by appropriate signs, the operator of any vehicles exceeding a maximum gross weight limit of five ~~three~~ tons shall drive on such route or routes and none other, except that nothing in this chapter shall prohibit the operator of any vehicle exceeding a maximum gross weight of five ~~three~~ tons coming from a “truck route” having ingress and egress by direct route to and from restricted streets when necessary for the purpose of making pickups or deliveries of goods, wares and merchandise from or to any building or structure located on such restricted streets, or for the purpose of delivering materials to be used in the actual bona fide repair, alterations, remodeling or construction of any building or structure upon such restricted streets for which a building permit has previously been obtained therefor. This section shall not apply to the following street segments:

- Lathrop Road east of Golden Valley Parkway to Interstate 5 southbound off-ramp
- Golden Valley Parkway south of Dos Reis Road to Lathrop Road
- Dos Reis Road, west and east of Golden Valley Parkway
- Lathrop Road between Harlan Road and McKinley Avenue (Prior code § 70.15)

C. Notwithstanding Section 10.16.010 B, box trucks (which may exceed the maximum gross weight limit of five tons) are permitted to access restricted streets for the purpose of making pickups or deliveries of goods, wares and merchandise from or to any building or structure located on or adjacent to such restricted streets. As defined, “box trucks” also referred to as “cube trucks” or “box vans”, are medium-sized straight trucks with a cuboid-shaped cargo storage area connected to the cabin by a single chassis or frame. These characteristics differentiate box trucks from semi-trucks, which are not connected through a single frame (they consist of a semi or cab, and a separate trailer). Box trucks do not have the capability to haul container loads and can only transport loose cargo.

D. Notwithstanding Section 10.16.010 B, service and merchant delivery trucks (e.g. fuel, food and beverage, medical, or similar use) are permitted to access restricted streets for the purpose of providing service to a building or structure located on or adjacent to such restricted streets.

[...]

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--- UDC Boundary



Figure 1 Aerial Photograph
with Site Plan

Figure 1: Aerial Photograph with Site Plan

THE DEVELOPMENT PLAN

Lathrop's Mossdale Landing is based upon the Mossdale Village plan and policies presented in the West Lathrop Specific Plan (WLSP). It is consistent with the City of Lathrop's General Plan. The proposed plan provides the approximate acreages of the following land uses- 268 acres of Low Density Residential, 46 acres of Medium Density Residential, 6.89 acres of High Density Residential, 11 acres of Service Commercial, and 7 acres of Village Commercial, while Public designated uses include 19 acres of neighborhood parks, a 20 acre community park, 14 acres of levee and other open space, a fire station, and 34 acres of schools. Mossdale Landing is unique in that it follows neo-traditional planning principles for greater community interaction and access, provides opportunities for a wide range of housing options, supplies a catalyst for commercial development, imparts more park acreage than is required- meaning more play and green areas, presents local and regional bicycle and pedestrian trails, and provides street trees and separated sidewalks on all streets. The following sections provide greater details about Mossdale Landing.

RESIDENTIAL-MV

A wide variety of housing types will be provided in Mossdale Landing. Neighborhoods range from 3,200 square foot lots at approximately 8 dwelling units per acre to minimum 7,000 square foot lots at approximately 3.7 units per acre. Higher density residential uses, up to 20 units per acre, are permitted within the village center and up to 25 units per acre for the High Density zoned property at the southeast corner of Golden Valley Parkway and Brookhurst Boulevard. Within Mossdale Landing, residential neighborhoods will typically increase in density closer to the future village center mixed use area. Neighborhoods are designed as a single planning unit and are governed by the development standards of each specific product type under High Density and Medium Density, and by neighborhood planning area lot size under Low Density. Neighborhoods within Mossdale Landing are classified into typical neighborhoods in minimum lot sizes of 3,200, 5,000, 6,000 or 7,000 square feet.

The Development Concept Plan within the WLSP designates a high school site in the northeastern corner of the project area. However, the State has denied the use of this site for a high school, and prefers a location further north of Mossdale Landing. The WLSP took this possibility into consideration and provides a "selected Mossdale Village development alternative" to permit the high school site to be developed instead as low density residential to match the adjoining low density residential designated areas. The Mossdale Landing UDC is utilizing the selected Mossdale Village development alternative of low density residential as the proposed land use designation in this area. Neighborhoods of 5,000, 6,000, and 7,000 square foot lots are proposed in this application. Medium density residential areas are permitted to be developed at 8 to 14 units per acre. The WLSP notes that although medium density residential uses are conceived as a multiple family district, the dwelling units may be single family detached homes on small lots. This flexibility permits a wide range of housing products to be constructed in the medium density category, while following current housing trends for detached homes on small lots. This UDC anticipates detached single family homes on 3,200 square foot "zipper" lots.

Latbrop's
**Mossdale
Landing**
A Community by Pacific Union Homes



Figure 2
*Site
Illustrative*



Figure 2: Illustrative Site Plan

MOSSDALE LANDING DEVELOPMENT CONCEPT

As discussed, Mossdale Landing will be a mixed-use community that incorporates amenities such as parks and open space to enrich both the project and the quality of life for its residents and visitors. Below are land use summaries illustrating the land uses, acres, average density, and units as designated by the West Lathrop Specific Plan and that of the proposed Project.

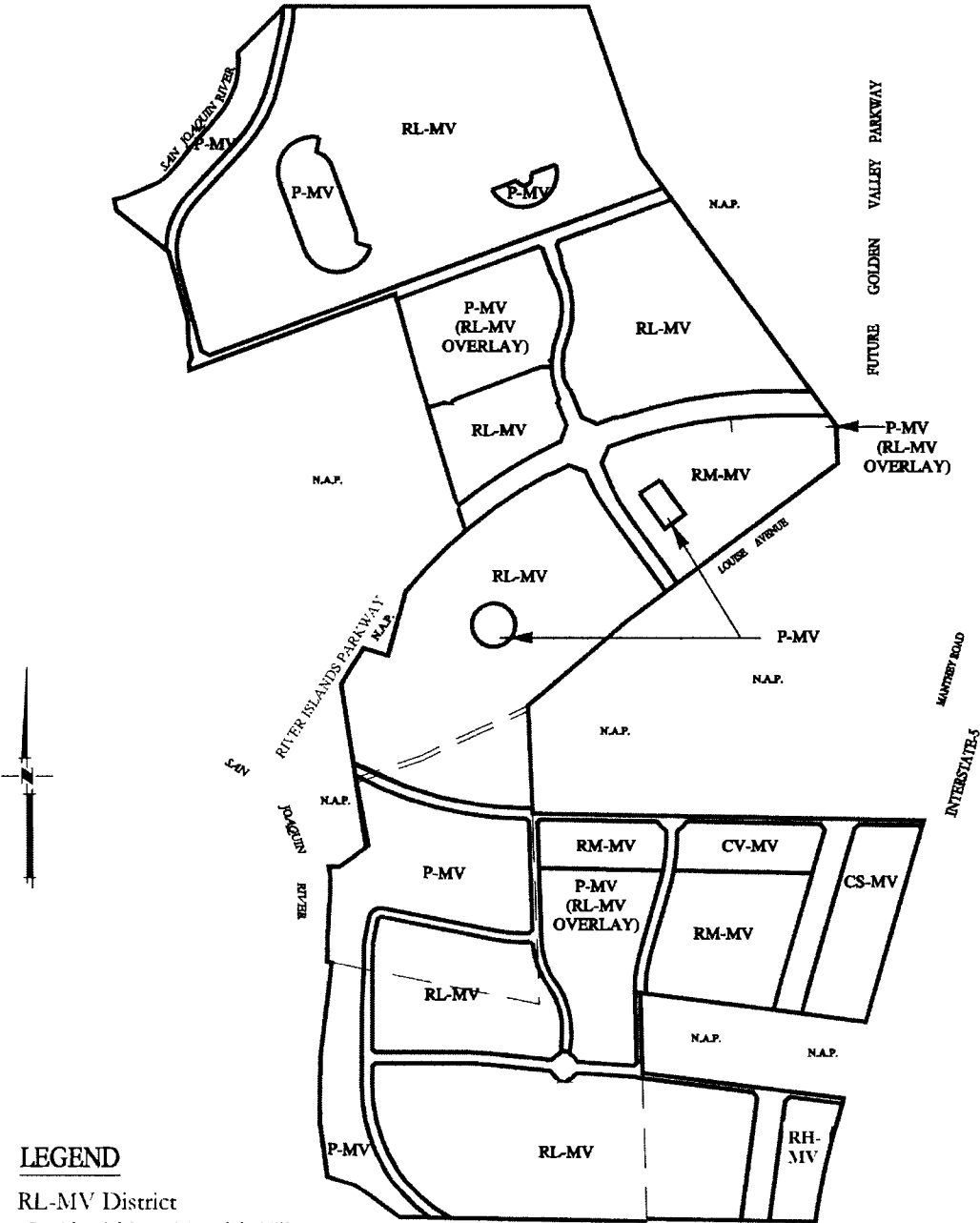
West Lathrop Specific Plan Land Use Summary

<i>Land Use</i>	<i>Acres</i>	<i>Avg. Density</i>	<i>Dwelling Units/Footage</i>
Low Density Residential (RL-MV)	294.9	5.5	1,618 du
Medium Density Residential (RM-MV)	46.6	10.0	466 du
Public (P-MV)	51.2	NA	NA
Village Commercial (CV-MV)	11.0	0.25 FAR	119,790 sf
Service Commercial (CS-MV)	18.6	0.25 FAR	202,554 sf
Major Roadways	55.0	NA	NA
TOTAL	477.3	NA	2,084 du 322,344 sf

Mossdale Landing Land Use Summary

<i>Land Use</i>	<i>Acres</i>	<i>Density</i>	<i>Dwelling Units/Footage</i>
Low Density Residential (RL-MV)	268.1	4.6	1,236 du
Medium Density Residential (RM-MV)	45.1	8.4	399 du
High Density Residential (RH-MV)	6.89	25	172 du
Public (P-MV)	86.9	NA	NA
Village Commercial (CV-MV)			
	6.7	0.60 FAR	175,111 sf
Service Commercial (CS-MV)	11.4	0.60 FAR	297,950 sf
Major Roadways	52.2	NA	NA
TOTAL	477.3	NA	1,807 du 473,061 sf

Although a few differences between the land use acreage designations of the Specific Plan and those proposed by the Mossdale Landing UDC exist, the proposed plan meets the intent of the West Lathrop Specific Plan. Single Family Residential acreage has decreased somewhat in the proposed plan due to the inclusion of a K-8 school not designated for the properties within the Specific Plan. Medium Density Residential uses are consistent with the General and Specific Plans, with the slight acreage difference due to the realignment of major streets and intersections. Proposed Single Family, Medium Density Residential, and High Density Residential units are within their appropriate density ranges as required by the West Lathrop Specific Plan. Public uses in the proposed plan have increased significantly over the Specific Plan due to the inclusion of additional parks and open space, and the provision of a second K-8 school. The Village Commercial acreage is generally the same between the two plans with the differences also resulting from the minor realignment of some major streets. The acreages of Service Commercial designated lands are essentially the same between the two plans, but have been adjusted slightly to conform to the realignment of Golden Valley Parkway. Finally, major streets have reduced in scale in the proposed plan due to various street realignments, including that of River Islands Parkway and the River Islands/Golden Valley intersection. Roadway realignments are all in conformance with the Specific Plan. The adjustments occurred due to engineering design criteria for the roadways.



LEGEND

- RL-MV District
Residential Low-Mossdale Village
- RM-MV District
Residential Medium-Mossdale Village
- CV-MV District
Commercial Village-Mossdale Village
- CS-MV District
Commercial Service-Mossdale Village
- P-MV District
Public-Mossdale Village
- RH-MV District
Residential High-Mossdale Village

Figure 3
*Mossdale Landing
 Land Use Designations*

Figure 3: Mossdale Landing Land Use Designations

Land Use Designation	Acres	Units/Square Feet	Density
Residential-MV			
<i>3,200 square foot Neighborhoods</i>			
Neighborhood 7	21.7 acres	179 du	8.2 du/ac
Neighborhood 13	17.4 acres	151 du	8.7 du/ac
Subtotal	39.1	330	8.4 du/ac
<i>2,200 square foot Neighborhoods</i>			
Neighborhood 18	7.0 acres	79 du	11.3 du/ac
Total Medium Density Residential	45.1 acres	399 du	9.5 du/ac
<i>5,000 square foot Neighborhoods</i>			
Neighborhood 2	18.8 acres	107 du	5.7 du/ac
Neighborhood 8	13.7 acres	70 du	5.1 du/ac
Neighborhood 9	11.6 acres	66 du	5.7 du/ac
Neighborhood 11	8.9 acres	52 du	5.8 du/ac
Neighborhood 14	12.1 acres	66 du	5.5 du/ac
Neighborhood 17	12.9 acres	74 du	5.7 du/ac
Subtotal	78.0 acres	435 du	5.6 du/ac
<i>6,000 square foot Neighborhoods</i>			
Neighborhood 1	24.8 acres	110 du	4.4 du/ac
Neighborhood 3	22.8 acres	102 du	4.5 du/ac
Neighborhood 4	28.9 acres	134 du	4.6 du/ac
Neighborhood 10	31.6 acres	128 du	4.1 du/ac
Neighborhood 12	13.6 acres	66 du	4.9 du/ac
Neighborhood 16	11.9 acres	53 du	4.5 du/ac
Subtotal	133.6 acres	593 du	4.4 du/ac
<i>7,000 square foot Neighborhoods</i>			
Neighborhood 5	23.3 acres	85 du	3.7 du/ac
Neighborhood 6	21.1 acres	75 du	3.6 du/ac
Neighborhood 15	12.4 acres	48 du	3.9 du/ac
Subtotal	56.5 acres	208 du	3.8 du/ac
Total Single Family Residential Neighborhoods	268.1 acres	1,236 du	4.6 du/ac
Total High Density Residential	6.89	172 du	25 du/ac
Total Residential-MV	306.31 acres	1,807 du	NA
Commercial-MV			
Village Commercial-MV	6.7 acres	175,111 sf	0.60 FAR
Service Commercial-MV	11.4 acres	297,950 sf	0.60 FAR
Subtotal	18.11 acres	473,061 sf	
Public-MV			
Parks and Open Space			
Community Park	20.2 acres		
Crescent Park	1.4 acres		
Park West	6.8 acres		
The Green	1.0 acre		
Mossdale Commons	1.5 acre		
River Park	8.2 acres		
Open Space (Levee)	13.0 acres		
Landscape Parcels	.8 acres		
Subtotal	52.8 acres		
Schools			
K-8 School (Terry)	16.7 acres		
K-8 School (Mossdale)	17.0 acres		
Subtotal	33.7 acres		
Fire Station	.4 acres		
Other			
Major Streets	52.2 acres		
TOTAL	477.3 acres	1,807 du 473,061 sf	

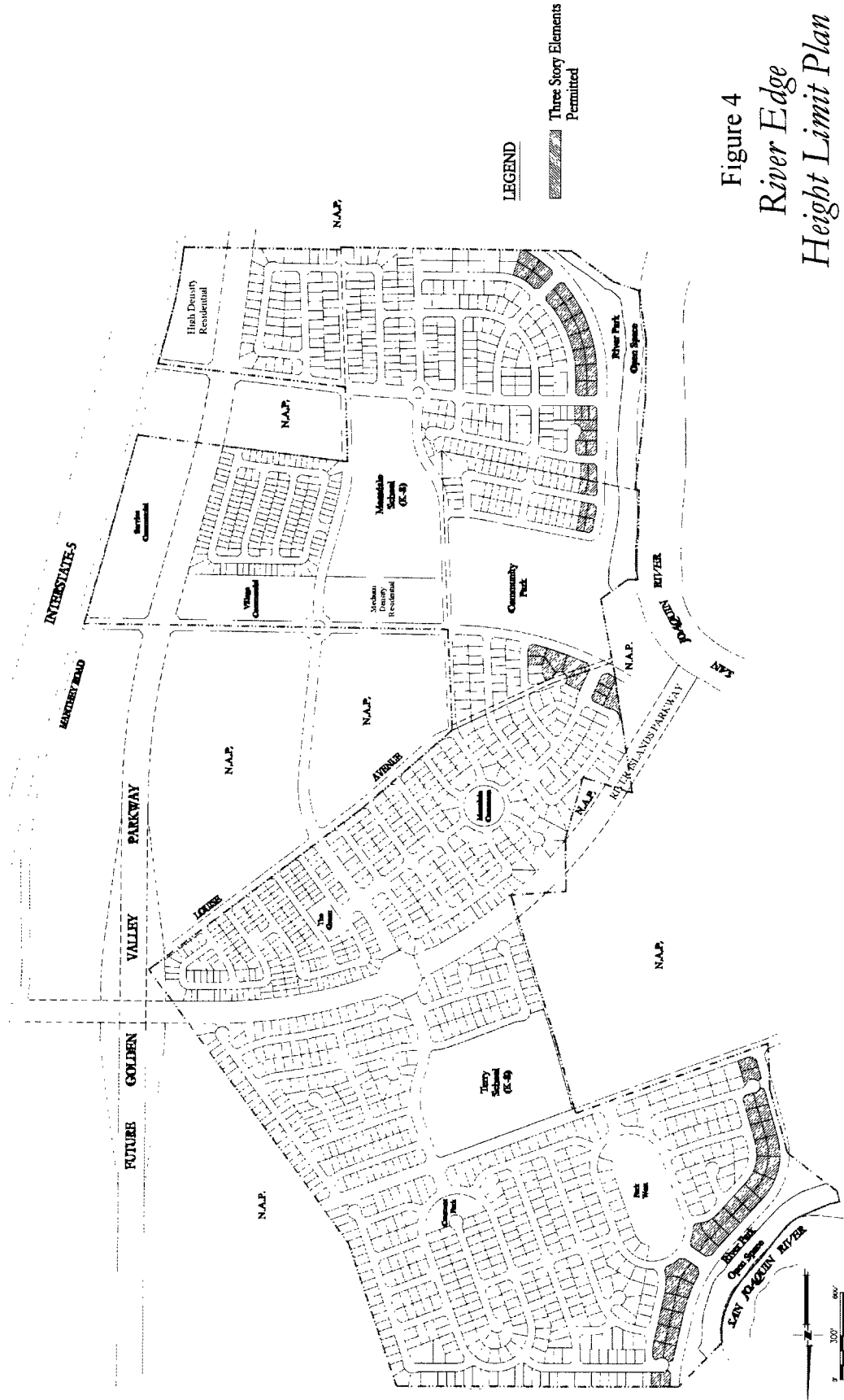


Figure 4
River Edge
Height Limit Plan

Figure 4: River Edge Height Limit Plan

HIGH DENSITY RESIDENTIAL-MV STANDARDS

The High Density residential (RH-MV) designation permits attached housing units. The theme, design styles, materials and colors shall reflect those of the other residential neighborhoods of Mossdale Landing.

Site Planning

- Dwelling units, entries, and pedestrian access shall be oriented toward and/or front Golden Valley Parkway and away from the freeway.
- The site plan shall be well organized and easily navigable, with a clear and well organized circulation network and parking arrangement.
- A minimum of five feet shall be provided between the parking lot and back of sidewalk along public streets.
- All service and maintenance areas shall be located away from public streets and pedestrian areas and screened from view with walls and/or landscaping.
- A minimum ten-foot landscape buffer shall be provided onsite where residential units are adjacent to service commercial uses.
- The incorporation of a private recreation facility within the complex shall be required. However, the specific elements that are provided shall be determined by the individual builder or developer. Potential amenities within the recreation area may include, but are not be limited to, a swimming pool, spa, tennis court, and/or picnic/barbecue area. Design of the facility shall be compatible with the architectural style of the complex.
- All storm system design shall conform to the City of Lathrop's National Pollutant Discharge Elimination System (NPDES) permit requirements.

Massing

- Façades shall be articulated to reduce the scale and mass of the buildings and to differentiate between building functions and units. Elevations may be stepped both horizontally and vertically. Walls may be broken up by changes in planes and heights, and with the use of articulation including recesses and shadow lines. Desired changes in material should occur at such a step. This is applicable to the front and rear elevations as well as the street facing side elevations.
- Large, blank expanses of wall are to be avoided, unless necessary for noise attenuation. Unique window treatments including shutters and awnings provide articulation of wall surfaces while contributing to the character of the project. Other elements that help to minimize this condition include false, shuttered windows, decorative louvered vents, wall offsets, and horizontal banding.
- At least 50% of the units must have significant single story or lower height elements on the front and street facing elevations. Porches may be part of this strategy.

Architecture

- The entry shall be designed to serve as a focal point of the elevation and be readily discernible. Single story projections at entries and porches shall be incorporated.
- It is also desirable, within the limits of economic reality, that all building elevations share common materials and degrees of articulation.
- Façade articulation, styles, materials and colors shall relate to those present in the adjoining neighborhoods.
- Exterior lighting fixtures attached to the building shall be compatible with the style, materials, colors and details of the building. Lighting used on the exterior of buildings and signs, and the light quality produced, shall be appropriate and compatible.

Roofs and Roof Forms

- The use of different roof types will add variety and interest to the street scene. Roof types shall be consistent with whichever architectural style is chosen. Tile roofs are required.
- Roof forms having dual pitches such as Gambrel or Mansard should not be used. Flat roofs are permitted only with appropriate parapets and in limited applications.
- Substantial overhangs are encouraged as a response to solar and climatic conditions. The inclusion of covered porches and entries also expand sheltered living spaces, create entry statements, and provide elevation relief.
- Steps in the roof should respond to the interior room arrangement and provide visual relief and interest. A vertical step within the ridgeline shall be at least 18" to create visual impact and allow for adequate weatherproofing
- Architectural elements such as dormers, chimneys and other elements which add visual interest to roofs are encouraged.
- Place non-mechanical roof vents in unobtrusive locations away from public view, unless they are part of the building's architectural style.

Entries

- The entry shall be designed and located so as to be readily identifiable. If the front door location is not obvious or visible because of building configuration, the entry shall direct and draw the user in the desired path through the use of signage, lighting and landscape.

Windows and Doors

As with roofs, windows and doors shall vary because of the various elevation styles required amongst the plans. In addition, they shall reflect restraint in the number of types, styles and sizes. Consistency of window and door detailing on all elevations must be maintained.

- Window grids should be used on all public street facing elevations with the grid proportion appropriate to the architectural style.
- On all elevations, openings shall be articulated with the appropriate head, sill and jamb trim, where appropriate.

- Shutters, if incorporated, shall be traditional in design, and be sized to be appropriate to the style.

Other Primary Building Elements

Dormer windows shall be architecturally correct in scale, proportion and detail with the selected architectural style. Fake dormers are not allowed.

Bay windows shall be carried down to grade or express appropriate visual support of a cantilevered condition. The wall area of bay windows shall be detailed in a manner that is appropriate to the architectural style.

Chimneys shall be properly located and in correct proportion to the mass of the home. Chimneys shall be designed with appropriate breaks for architectural character. Decorative chimney caps are encouraged.

Balconies are useful in breaking up large wall planes, offsetting floors, creating visual interest and adding human scale to the building. They may be covered or open, and either recessed into the mass of the building or serve as a projecting element. Balconies must appear to be an integral element of the building rather than an after thought or add-on. The details, eaves supports, and railing shall be consistent with the balance of the building's design elements or style. Concern shall be given to avoid designing balconies in plans in such a manner that they are plotted side by side.

Exterior stairs shall be compatible in type and material to the deck and landing. Use of open stair treads can only be justified where the balcony or landing element is a projecting element.

Materials and Colors

Within a given architectural style, the exterior shall receive a consistent use of materials and colors on all sides. Accent materials such as brick and stone used on street facing elevations shall be returned to a logical point of termination on the adjacent elevation. Accent materials are not required on elevations that are not visible from public areas. Natural and natural appearing materials should be used to compliment the architectural style, and are subject to architectural design review. These materials include wood, stone, brick, and copper. Full metal roofs are prohibited without approval of the architectural design review committee. Built-up or roll roofing and similar appearing materials are only permitted if they are not viewable from the street.

Mechanical Equipment and Utilities

- Exterior lighting fixtures attached to the building shall be compatible with the style, materials, colors and details of the building. Lighting used on the exterior of buildings and signs, and the light quality produced, shall be appropriate and compatible.
- All mechanical equipment, including air conditioners, gas regulators, and telephone/cable TV pedestals, shall be located in visually unobtrusive locations to the side or rear of buildings away from adjacent streets or pedestrian walkways. All such items shall be

screened from view and baffled for noise attenuation where necessary. Roof top equipment must be hidden in mechanical wells or screened by mechanical enclosures. Satellite dishes and solar panels shall be integrated as best as possible, but shall be located in visually unobtrusive locations and screened from views from Golden Valley Parkway:

- Trash enclosures shall be located either in buildings, within or adjacent to the parking lot, or behind buildings. These facilities shall not be placed near primary pedestrian traffic and gathering areas. They shall be enclosed with structures such as walls, fences, and trellis' that will blend with adjacent architectural styles, materials, and colors.
- Where possible, traffic signal light bases, light controller boxes, and other above ground utilities shall be located at the periphery of all intersections along Golden Valley Parkway. Utilities should be consolidated at locations that are generally inconspicuous to pedestrian views and access.
- Transformers and other above ground utility structures shall be located within or adjacent to the parking lot, where feasible, or behind buildings. They shall be screened with plantings and/ or structures such as walls, fences, and trellis' that will architecturally blend with adjacent architectural styles of the adjacent buildings.
- All antennas shall be placed in attics or interior to buildings.
- All utilities noted above will need to be coordinated with street tree and street light locations along Golden Valley Parkway and other public streets. Street trees and light fixtures shall take precedence over other utility locations, as feasible. Tree and lighting plans shall be completed in conjunction with joint trench and utility placement plans to ensure the best spacing and location for street trees and lights.

Access and Parking

Each project will incorporate interior oriented parking solutions and design techniques listed below to enhance the character of the street scene. All garage doors shall be roll-up doors.

- Locate garages and parking areas interior to the site off of interior vehicular access roads or driveways.
- Where possible, turn the short side of parking courts toward the street to avoid lengthy parking areas abutting the street.
- Distribute parking throughout the site to provide parking as close as possible to individual units.
- Provide pedestrian connections from parking lots to dwelling units. Pedestrian connections shall be integrated with the buildings, landscaping and circulation.
- Parking lots shall be planted with one tree per six parking stalls. Trees shall be large canopy trees to provide shade and minimize the scale and impact of the parking lot. In addition to these trees, the perimeter of the parking lot, and especially where the parking abuts residential units, shall be screened with trees and understory planting.
- Parking lots shall incorporate a continuous hedge, wall with landscaping, or other acceptable screening options along public street frontages.
- Parking lot light standards shall complement the adjacent architectural style and the community theme and be consistent throughout the project.

- Parking lot light fixtures shall use shielding devices to prevent light from impacting surrounding residential units. Light standards shall be no higher than necessary to provide adequate illumination for safety purposes.

Tuck Under

- Setting the garage back in relationship to the face of the building strives to reduce the overall visual mass of the garage. This also provides additional façade articulation.

Detached or Remote Garages and Carports

- Design style, materials, detailing, and colors shall replicate those on the residential façades. Proper use of materials and screening elements will tie these facilities into the overall project design while at the same time visually down playing them.

Signs

No permanent outdoor advertising structure or sign of any character shall be permitted with the exception of those signs used in conjunction with entry monuments and subject to their particular design standards.

HIGH DENSITY RESIDENTIAL - DEVELOPMENT STANDARDS

<i>Minimum Parcel Area:</i>	NA
<i>Minimum Width of Parcel:</i>	NA
<i>Minimum Depth of Parcel:</i>	NA
<i>Minimum Distance between Buildings [1]:</i>	30 feet: primary to primary 20 feet: primary to secondary 10 feet: secondary to secondary
<i>Minimum Setback Requirements:</i>	
<i>From Golden Valley Parkway right of way</i>	15 feet
<i>From Property Line of Adjacent Service Commercial Use</i>	15 feet
<i>From Interior Project Street</i>	10 feet
<i>From Drive Aisle</i>	5 feet to living area, 3 feet to garage
<i>Maximum Building Height:</i>	50 feet – 3 story living area maximum
<i>Off-street Parking [2]:</i>	Residential uses [3]: 1 space/studio or single bedroom, 2 spaces/two+ bedrooms. 1/2 stall per unit for guest parking includes on-street parking of Cornucopia Way.
<i>Setback from Parking:</i>	10 Feet
<i>Private Open Space</i>	50 square feet balcony/deck Minimum 5 feet depth
<i>Maximum Building Coverage:</i>	70%
<i>Common Area:</i>	50 square feet per unit. The minimum dimension of any space satisfying this standard is 10'. This common area shall be improved for either passive or active recreational uses by residents.

[1] Primary elevations contain more than two feature windows per floor. All other elevations are considered secondary walls (no more than two individual unit entries may occur on a secondary elevation).

[2] On-street parking can be counted towards a project's parking requirement.

[3] These requirements may be modified for senior housing where it can be demonstrated that fewer spaces are sufficient. Residential parking shall be identified by signage or striping.

Encroachments

The following encroachments may project up to 2 feet beyond the building façade:

- Eaves; and,
- Second and third floor architectural projections such as balconies, overhangs, bay windows, window seats etc.

PERMITTED AND CONDITIONAL USES

Permitted and conditionally permitted uses for the High Density Residential district will as provided for below.

Attached Multi-family Residential, including, but not limited to:

- Condominiums, apartments, flats, townhouses, and independent living facilities
- Convalescent and assisted care facility
- Home occupations in accordance with the provisions of Chapter 17.64 of the Lathrop Zoning Code.
- Rest/nursing home

Conditional Uses:

- Day care center
- Expansion or remodeling of an existing non-conforming use of a structure or land, up to 50% or less of the value of the structure, or reestablishment of a non-conforming use which has been damaged, except non-conforming signs and outdoor advertising structures, non-conforming uses occupying a structure with an assessed valuation of less than \$200, and non-conforming fences, walls and hedges.

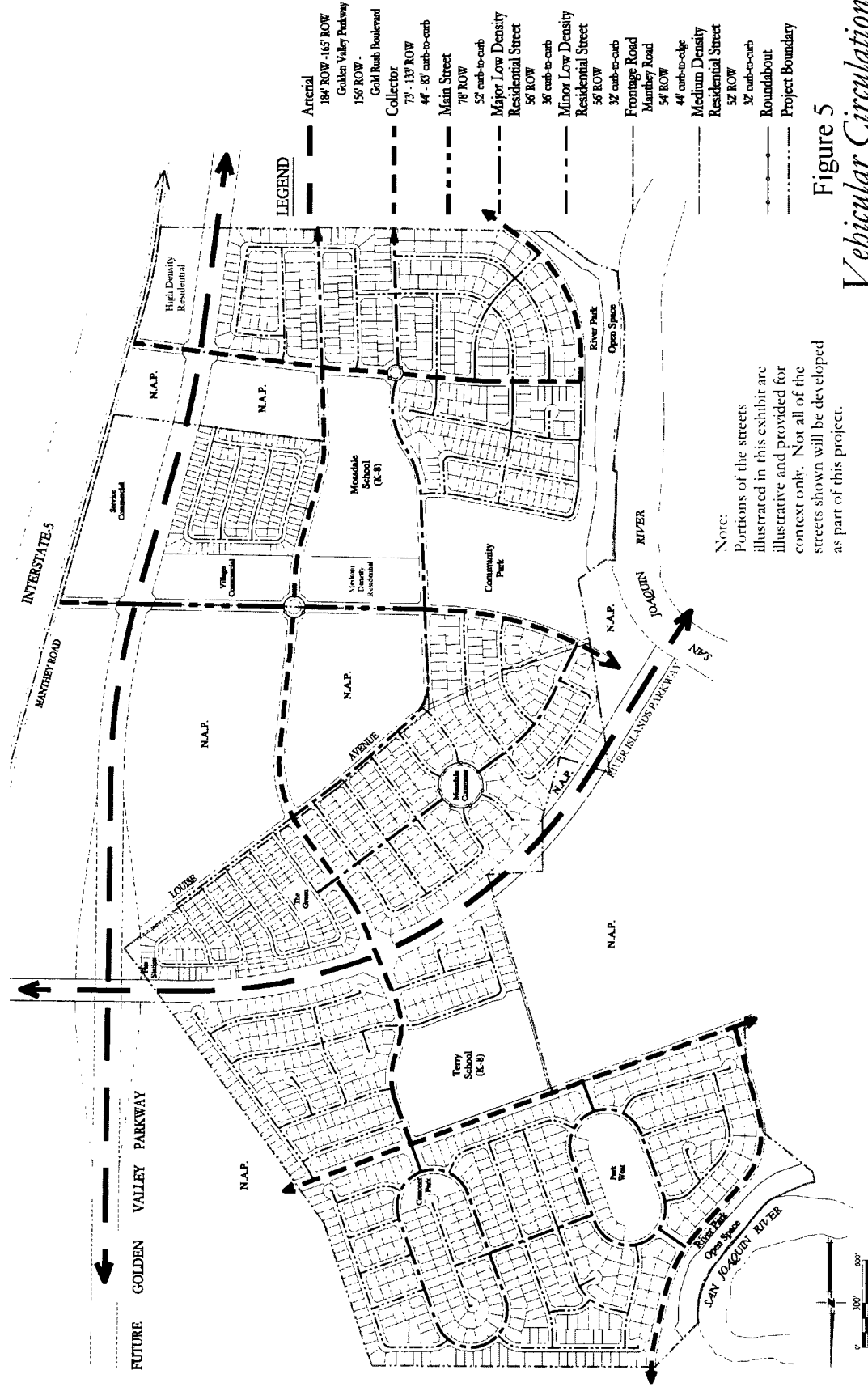


Figure 5: Vehicle Circulation

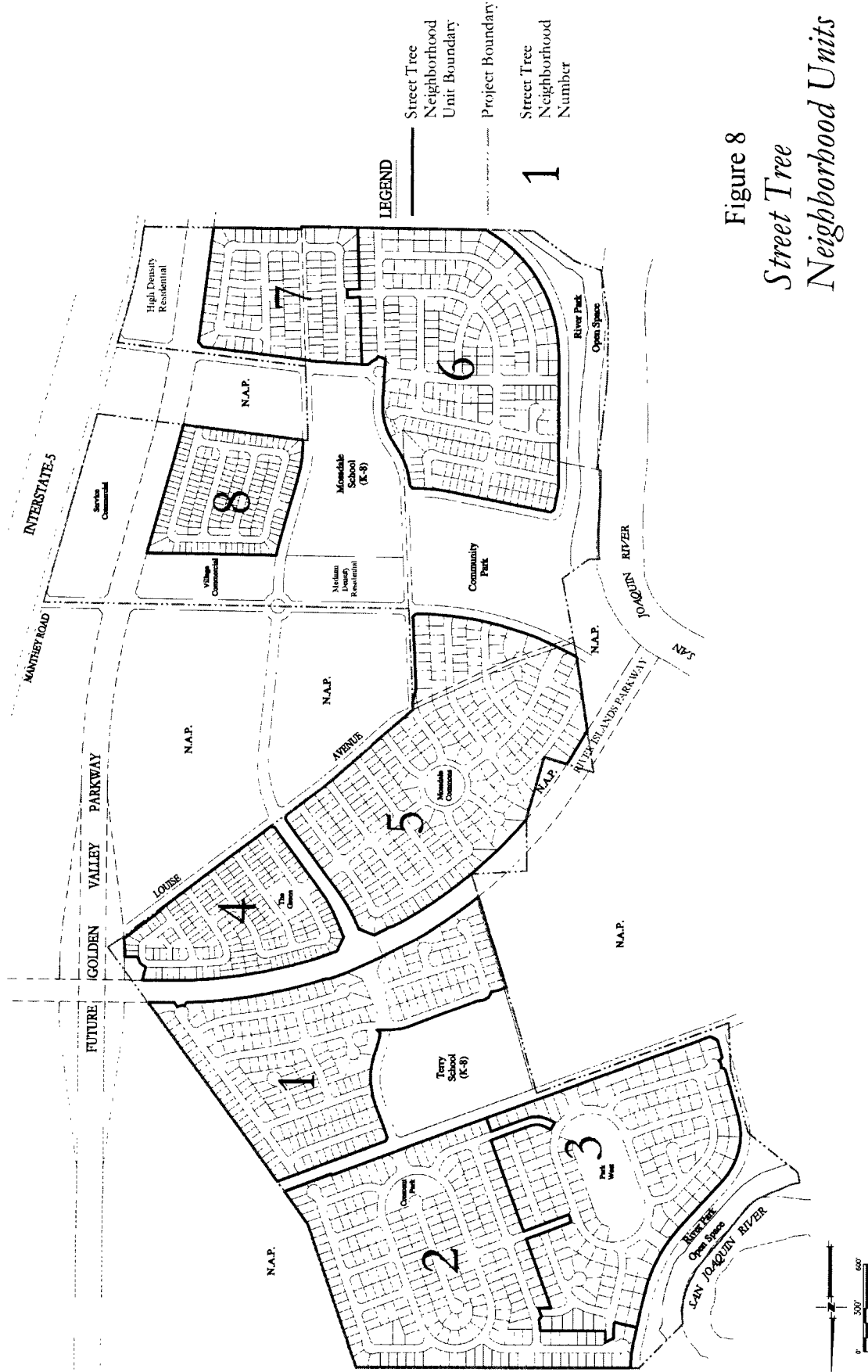


Figure 8
Street Tree
Neighborhood Units

Figure 8: Street Tree Neighborhood Unit

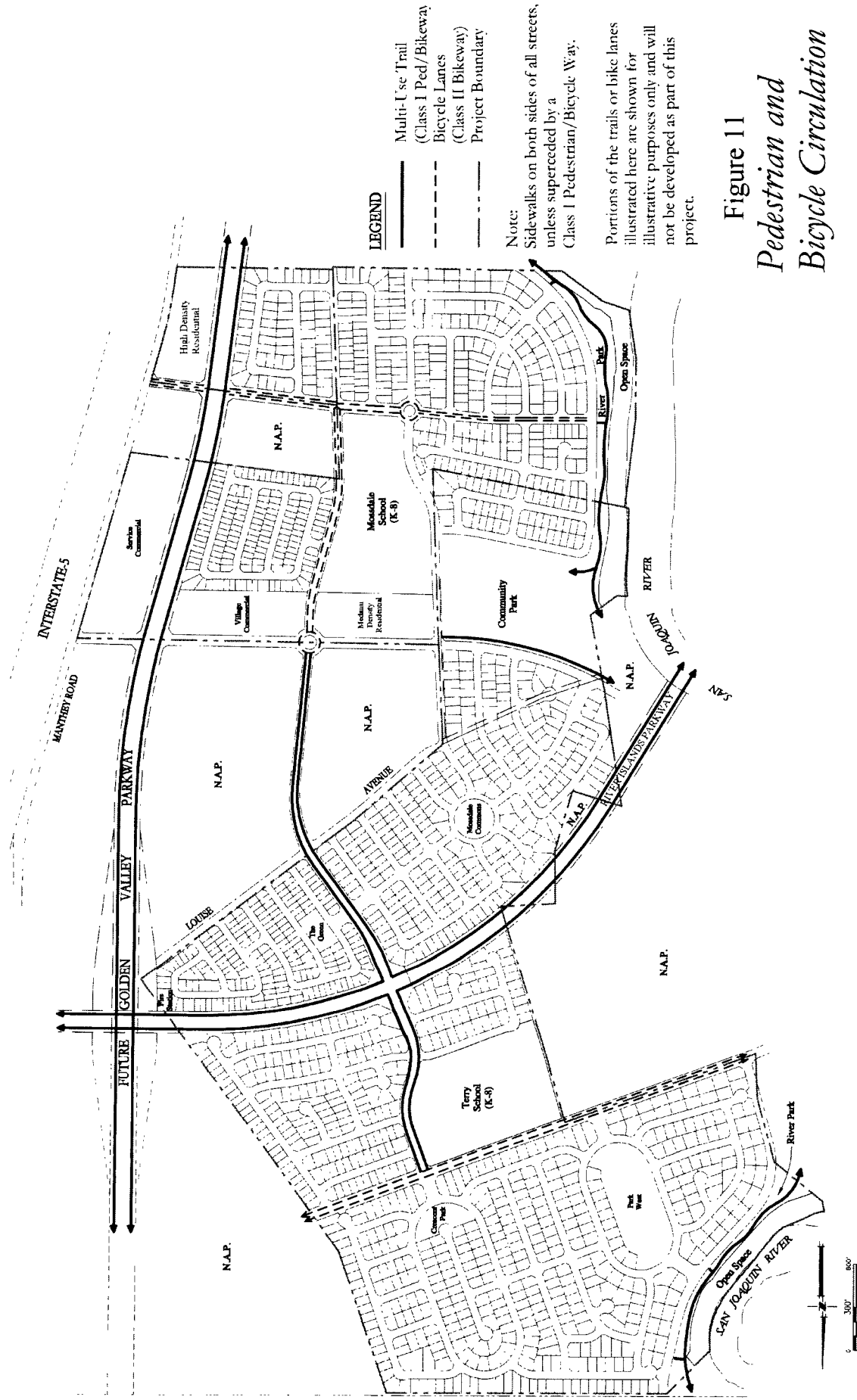


Figure 11
 Pedestrian and
 Bicycle Circulation

Figure 11: Pedestrian and Bicycle Circulation

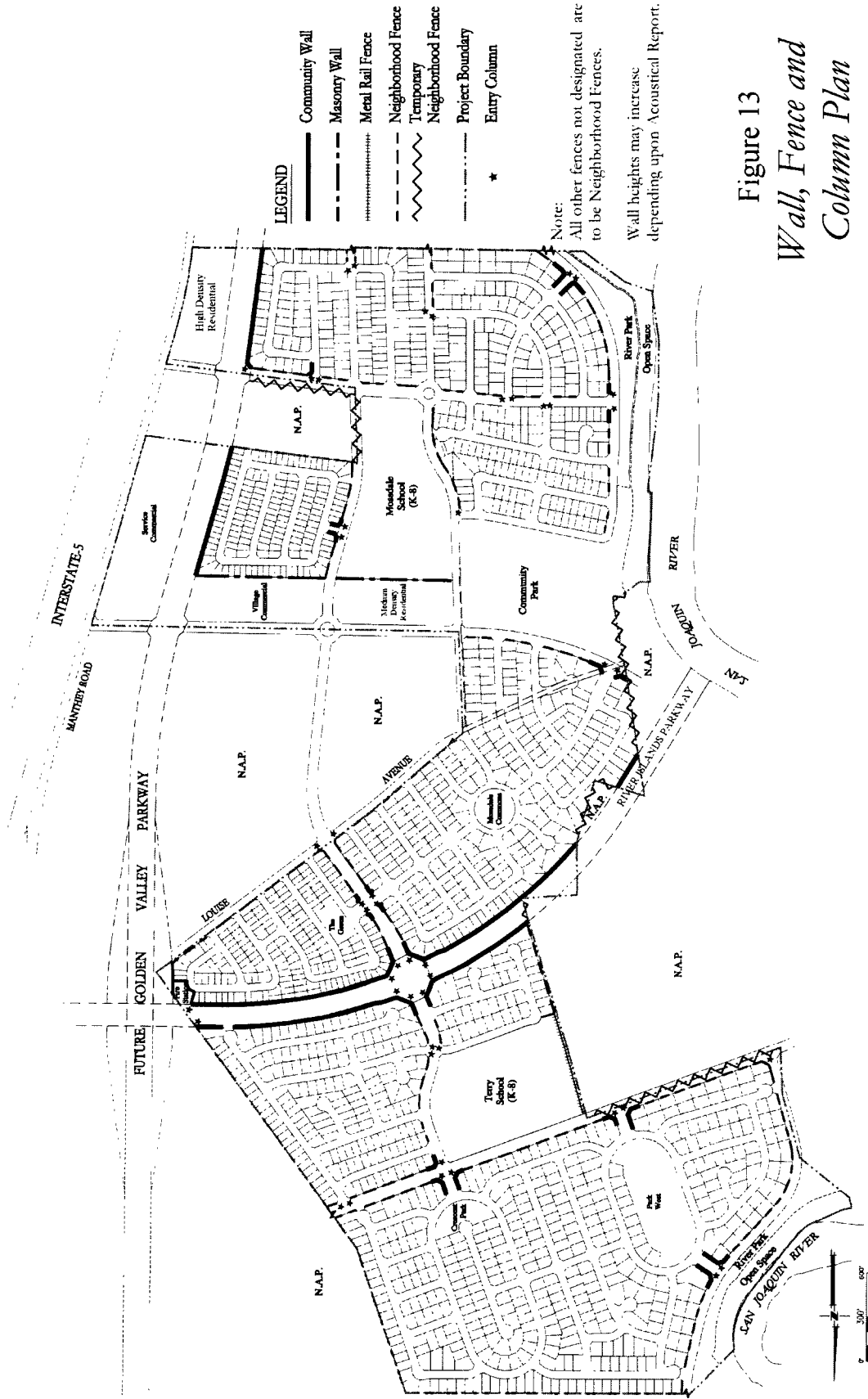


Figure 13
 Wall, Fence and
 Column Plan

Figure 13: Wall, Fence and Column Plan

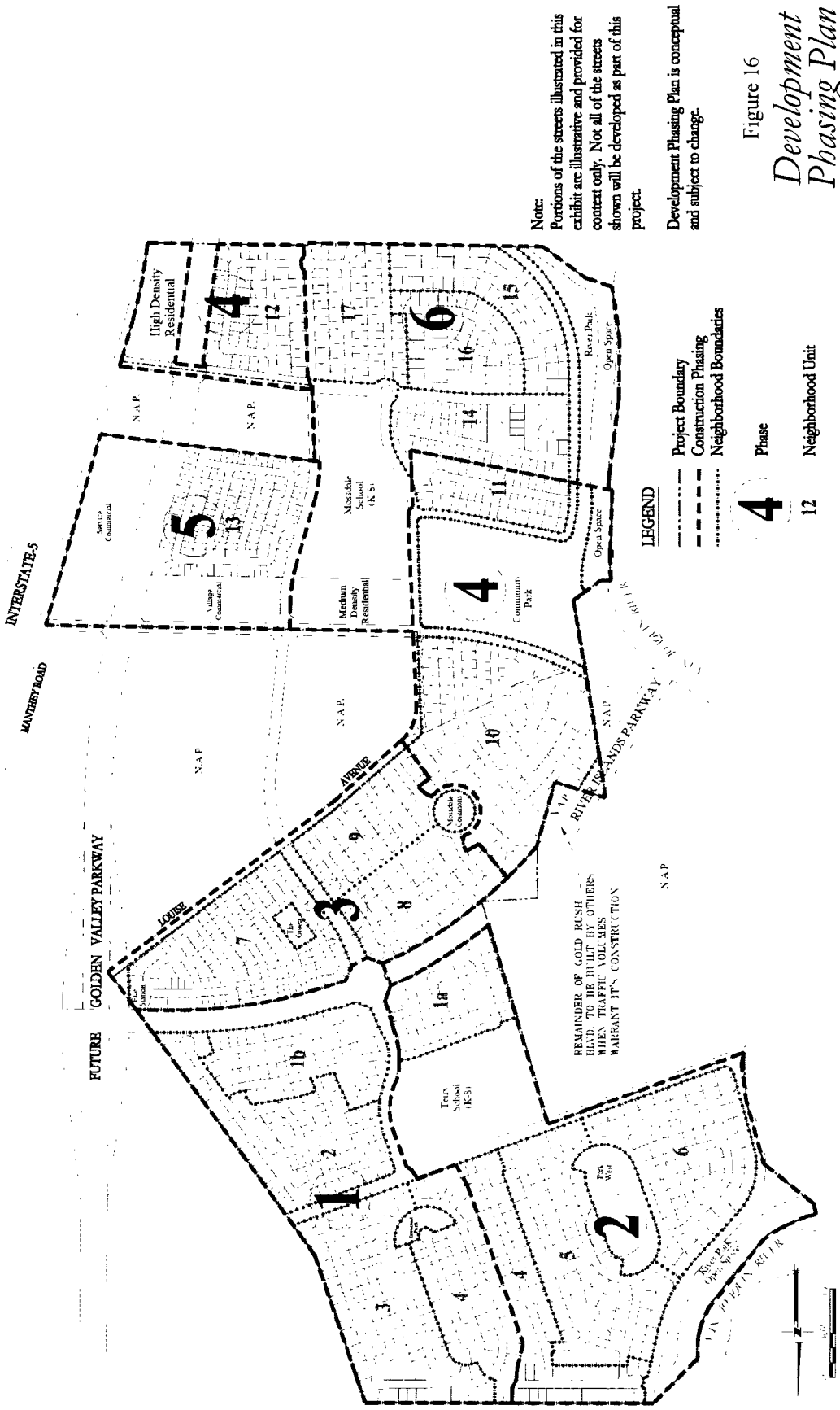


Figure 16: Development Phasing Plan

The applicant anticipates that an Architectural Design Review Board will be formed to review and approve all proposed residential, public, and commercial architectural elevations for Mossdale Landing. While the details of the Board members and required submittals require further refinement, it is expected that the existing Architectural Design Review process initiated by the City of Lathrop will be used as a model upon which to expand and enhance.

Development Permit

Service and Village Commercial MV uses are subject to either a site plan review for permitted uses; or a conditional use permit for conditionally permitted uses. Single Family MV, Medium Density MV, and High Density MV Residential uses are subject to Neighborhood Design Review with the Final Map.

Building Permit Review and Plan Checking

Decisions and recommendations made by the Architectural Review Committee will be included with and reviewed as part of the Final Map application. City staff will review building plans (construction plans) for specific development proposals as part of its building permit process.

AMENDMENT PROCESS

It is anticipated that certain modifications to the Urban Design Concept text and exhibits may be necessary during the life of the community. Any modifications to these documents shall occur in accordance with the amendment process described in this section. These amendments, should they occur, are divided into two categories- Minor Amendments and Major Amendments. Minor Amendments allow for administrative changes to the Urban Design Concept and may be approved by the Community Development Director. All other proposed changes are considered Major Amendments and shall be reviewed for approval by the Planning Commission. All amendments shall be consistent with the General Plan, the West Lathrop Specific Plan, the Mossdale Landing UDC, and the Development Agreements between the City of Lathrop and development proponents.

The master developer may make modifications to the overall land use plan and project phasing without going through a formal review process if the overall densities and land uses for Mossdale Landing do not change. The phasing plan may be required to change due to unforeseen infrastructure or market conditions. The phasing of the project will continue the balance of land uses throughout development, as is possible, based upon any changed conditions related to infrastructure or the market.

Additionally, due to these conditions, it may be necessary to modify lot sizes within a specific residential zoning category, that is, lots could only be revised, exchanged, or transferred within the same residential category, such as in all low density residential lands or in all medium density residential lands. For example in low density residential zoned lands, 5,000 square foot lots from one planning area may be exchanged with 6,000 square foot lots from another planning area. As long as the overall Mossdale Landing residential category's (medium or low) density range is still maintained, these types of changes may occur. Slight overall unit count decreases are allowed, so long as the minimum density range of each specific residential land use category (low or medium) is met. The master developer shall provide formal notification, in writing with accompanying maps, to the City of Lathrop's Community Development Director detailing what modification(s) would be made to the plan. Amendments such as this are subject to approval by the Community Development Director.

**Marked-Up Packet of MLS-UDC pages: 3, 5, 9, 10, 11, 12, 65,
67, 72, 75, 98, 100, 101**



Figure 1
Aerial Photograph

Figure 1: Aerial Photograph with Mossdale Landing South Site Plan

THE DEVELOPMENT PLAN

Lathrop's Mossdale Landing South is based upon the Mossdale Village plan and policies presented in the West Lathrop Specific Plan (WLSP), as well as the Mossdale Landing and Mossdale Landing East projects. It is consistent with the City of Lathrop's General Plan. The proposed plan provides the approximate acreages of the following land uses - 20.6 acres of Medium-Density Residential, 5.1 acres of High Density Residential, 33.6 acres of Service Commercial, and approximately 25.4 acres of Public designated uses made up of 5.0 acres of neighborhood park, 4.6 acres of river park and approximately 15.8 acres of levee and other open space.

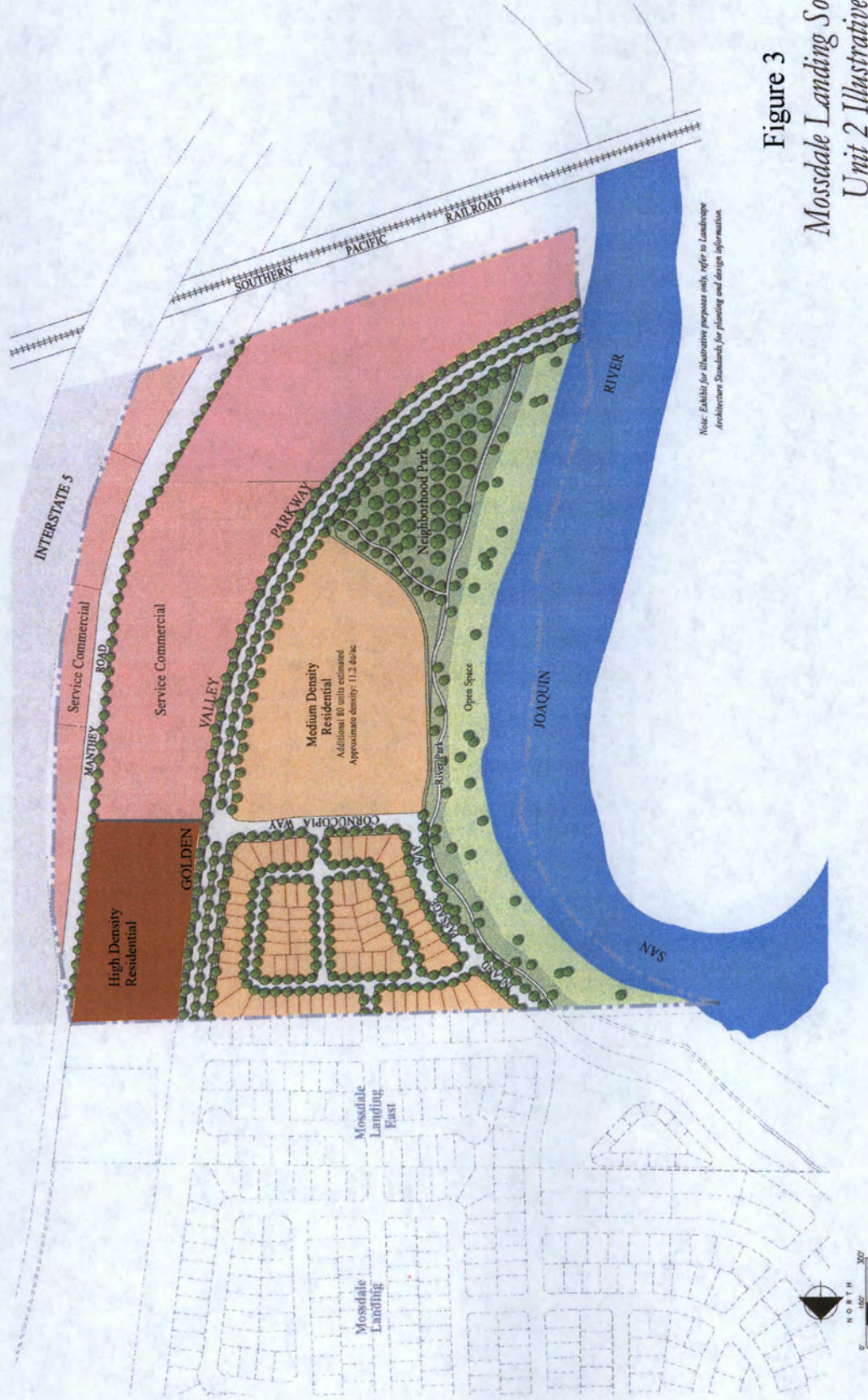
Mossdale Landing South will be a diverse and livable community. The project has been designed to reflect and build upon the heritage and visual character of the area. Neighborhoods have been created to provide a variety of architectural styles. Easily accessible park and open space acreage affords a number of recreational amenities to community residents and guests. These areas of greenery and trees will reinforce the community character and identity. Service Commercial areas will provide a mix of office, retail, and service uses in close proximity to residential uses. The convenient locations of these uses will reduce vehicular traffic by encouraging walking and bicycling. The community will be pedestrian oriented, with a connectivity of sidewalks and trails designed throughout. Pedestrian connections and pathways are provided to separate pedestrians from vehicular traffic. Streetscape elements such as lighting standards and street trees have been selected to establish human scale and enhance the community theme.

Mossdale Landing South connects to approved local and regional bicycle and pedestrian trails, and provides an attractive streetscape with street trees and separated sidewalks on all streets. The following sections provide greater details about Mossdale Landing South.

RESIDENTIAL-MV

Neighborhoods within Mossdale Landing South will consist of medium density, predominantly detached neighborhoods. This includes 3,200 square foot lots at approximately 10.4 dwelling units per net acre (net acreage subtracts arterial, collector and residential streets and includes only the land actually available for residential use), cluster units (minimum 2,200 square fee) of approximately 11.3 units per net acre, and one high density complex at about 17.6 units per net acre. Residential neighborhoods in Mossdale Landing South are consistent with the West Lathrop Specific Plan.

Four separate medium-density neighborhoods are proposed within Mossdale Landing South, as well as one high density complex. Each of these is consistent in both size and configuration with the Mossdale Village portion of the WLSP. The medium density neighborhoods will consist of single family detached housing units and the high density area will contain a complex of attached units.



Note: Exhibit for illustrative purposes only, refer to Landscape Architecture Standards for planning and design information.

Figure 3
Mossdale Landing South
Unit 2 Illustrative

Figure 3: Mossdale Landing South Unit 2 Illustrative

MOSSDALE LANDING SOUTH DEVELOPMENT SUMMARY

As discussed above, Mossdale Landing South will be a mixed-use community that incorporates amenities such as parks and open space to enrich both the project and the quality of life for its residents and visitors. Below are land use summaries illustrating the land uses, gross acres, gross density, and units or square footage of the proposed Project.

Mossdale Landing South Land Use Summary

<i>Land Use Designations</i>	<i>Gross Acres</i>	<i>Gross Density</i>	<i>Dwelling Units/ Square Footage</i>
Medium Density Residential (RM-MV)	29.01	7.4	214 du
High Density Residential (RH-MV)	5.1	24.8	120 du ¹
Service Commercial (CS-MV)	33.6	0.25 FAR (net)	365,795 sf
Public (P-MV)	26.0	NA	NA
Major Roadways ²	13.4	NA	NA
TOTAL	110.9	NA	334 du 365,795 sf

¹ Portion of project which overlaps with Mossdale Landing East UDC

² Major roadways as defined in the West Lathrop Specific Plan include Brookhurst Boulevard, Golden Valley Parkway, Cornucopia Way and Inland Passage Way.

The proposed plan meets the intent of the West Lathrop Specific Plan. Medium and High Density Residential acreage and numbers of dwelling units are the same in the proposed plan as in the Specific Plan. Proposed Medium and High Density Residential units are within their appropriate density ranges as required by the West Lathrop Specific Plan. Public uses in the proposed plan are the same as the Specific Plan. The acreages and square footage of Service Commercial designated lands are the same as indicated in the Specific Plan. Finally, the alignment of Golden Valley Parkway has changed slightly due to engineering design criteria for those roadways, but is generally consistent with the Specific Plan.

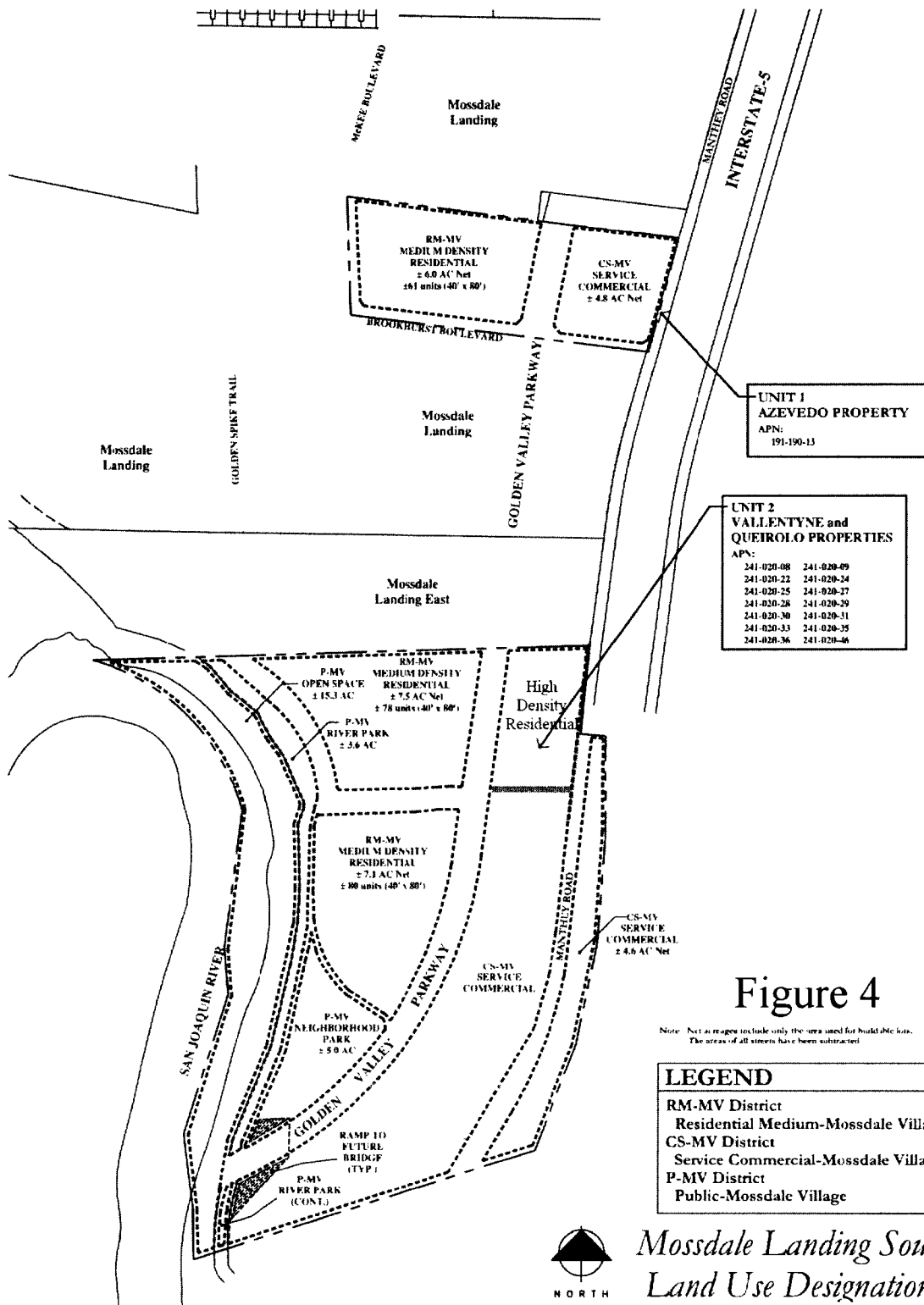


Figure 4

Note: Net acreages include only the area used for buildable lots. The areas of all streets have been subtracted.

LEGEND	
RM-MV District	Residential Medium-Mossdale Village
CS-MV District	Service Commercial-Mossdale Village
P-MV District	Public-Mossdale Village

Mossdale Landing South
Land Use Designations

Figure 4: Mossdale Landing South Land Use Designations

The following table illustrates Mossdale Landing South’s proposed development by land use designation, net acreage, lot size, quantity of units or square footage, and net density. The area of all streets has been subtracted from net acreages, including arterial, collector and residential streets.

<i>Land Use Designation</i>	<i>Net Acres</i>	<i>Units/Square Feet</i>	<i>Net Density</i>
Residential-MV			
<i>Medium Density Residential</i>			
MDR Unit 1 (3200 sf lots)	6.0 acres	61 du	10.3 du/ac
MDR Unit 2 (3200 sf lots)	7.5 acres	78 du	10.3 du/ac
MDR Unit 3 (2200 sf lots)	7.1 acres	80 du	11.3 du/ac
MDR Unit 4 (3200 sf lots)	10.7 acres	74 du	6.9 du/ac
<i>High Density Residential</i>			
HDR	5.1 acres	120 du	24.8 du/ac
Total Residential	25.7 acres	339 du	14 du/ac
Commercial-MV			
Service Commercial-MV	33.6 acres	365,795 sf	0.25 FAR
Total Commercial-MV	33.6 acres	365,795 sf	0.25 FAR
Public-MV			
Neighborhood Park	5.0 acres		
River Park	4.6 acres		
Open Space (Levee)	15.8 acres		
Total Public-MV	25.4 acres		
TOTAL NET AREA	84.7 acres		
Other			
* Streets	22.4 acres		
TOTAL GROSS AREA	107.1 acres	339 du 365,795 sf	

*All streets (arterial, collector and internal residential streets)

LEGEND

- Project Boundary
- Approved West Lathrop Specific Plan Projects
- Street Tree Area
- Street Tree Boundary

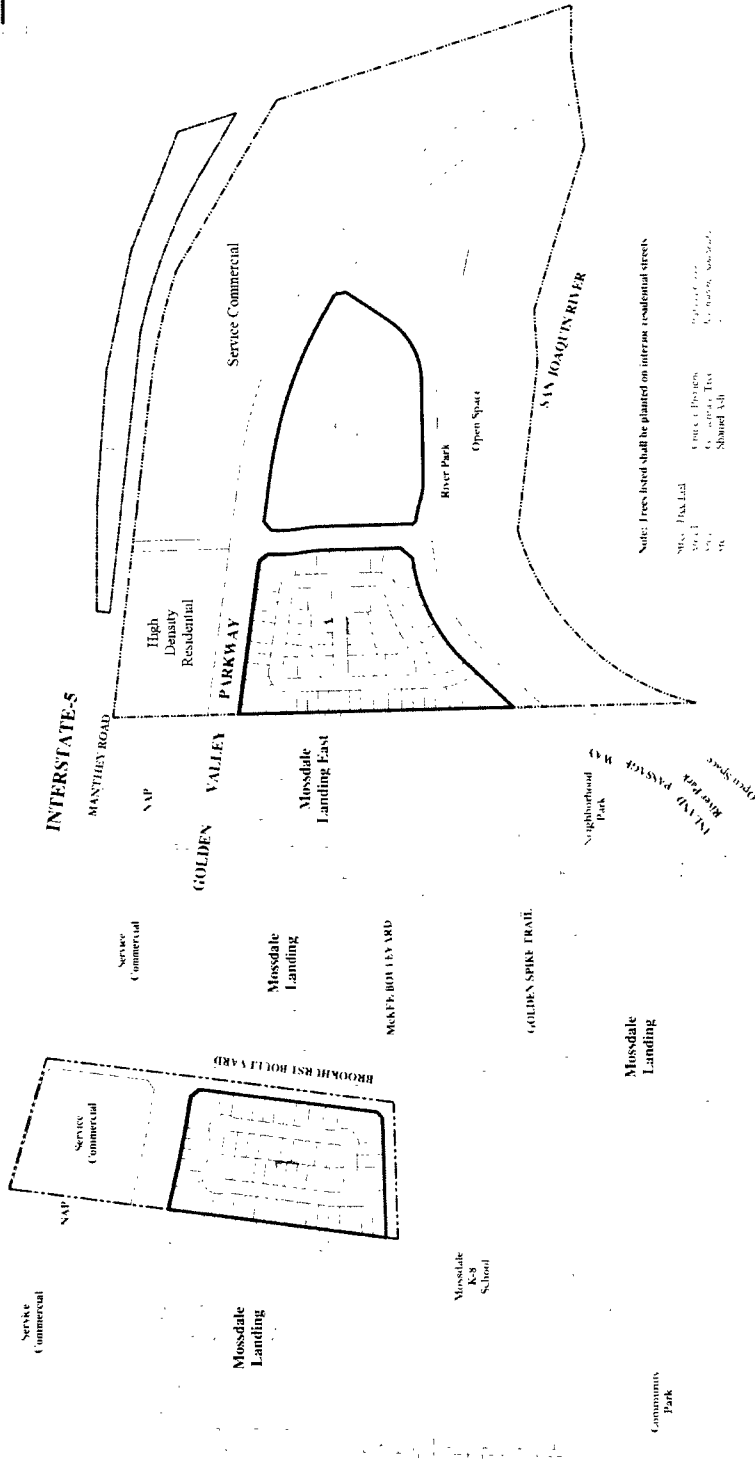


Figure 11
Street Tree
Neighborhood Areas

Figure 11: Street Tree Neighborhood Areas

Street Tree List:

- Area 1 Chinese Pistache Pistacia chinensis
- Area 2 Goldenrain Tree Koelreuteria paniculata
- Area 3 Shamel Ash Fraxinus uhdei

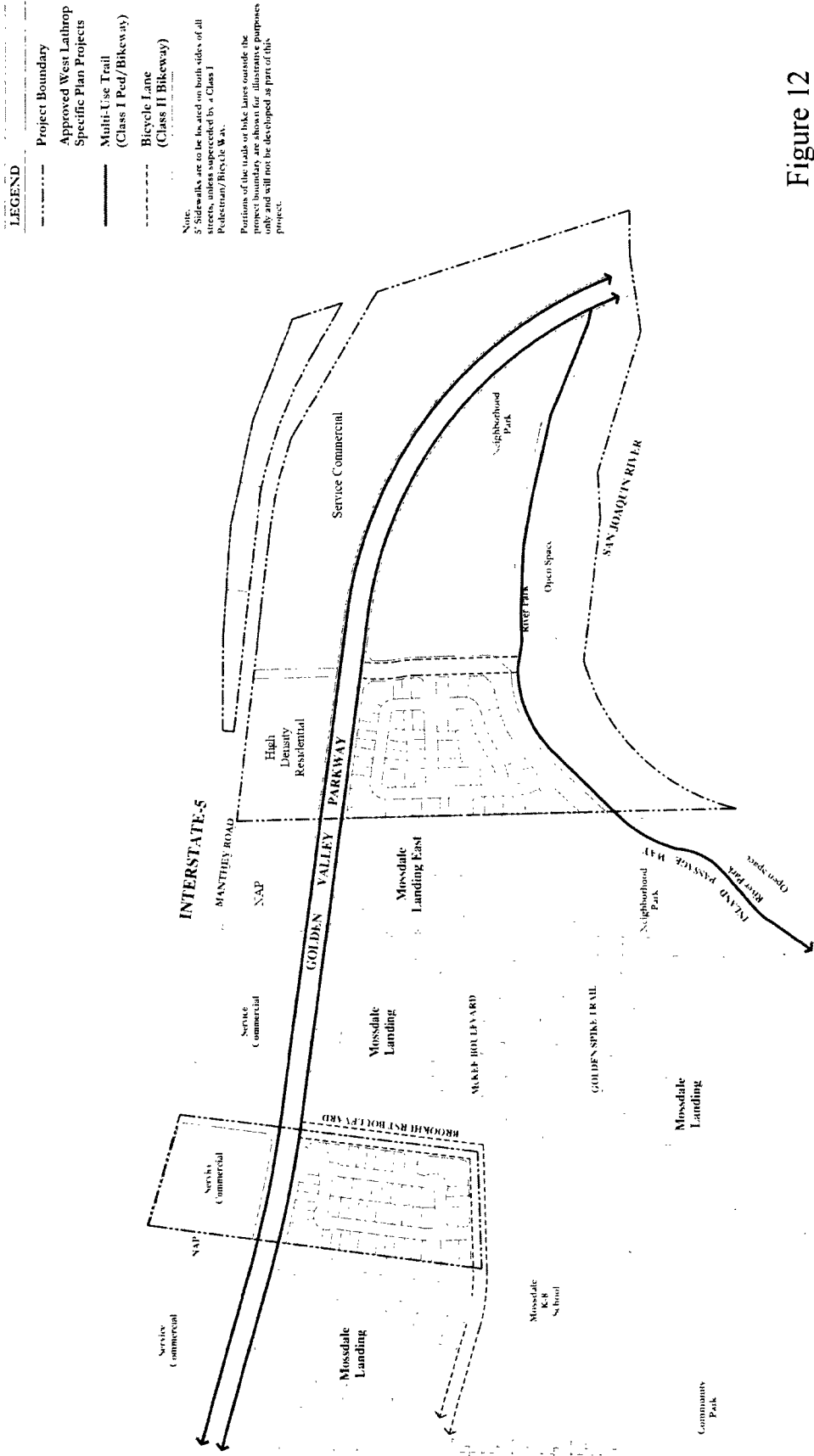
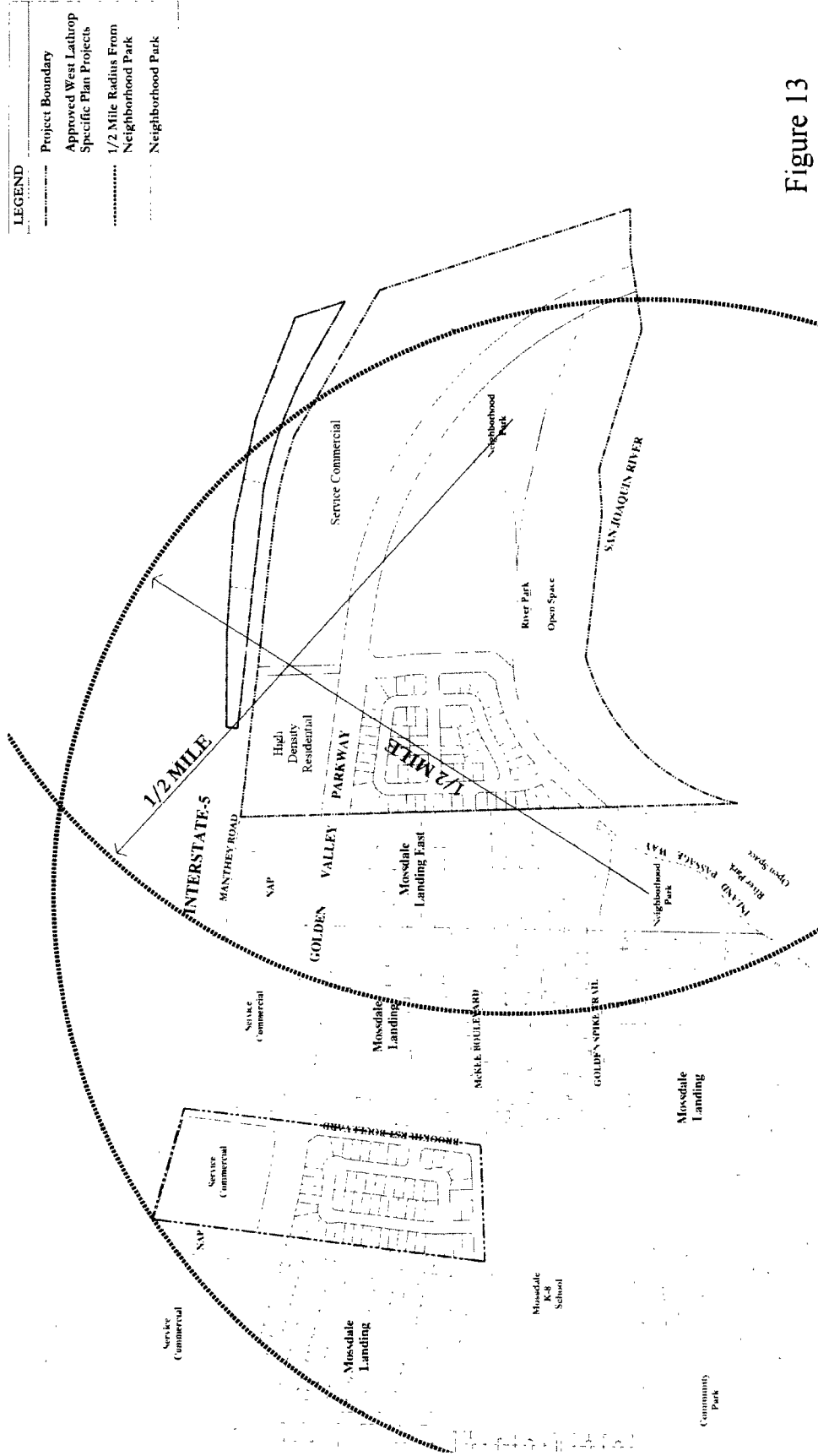


Figure 12
 Pedestrian and
 Bicycle Circulation

Figure 12: Pedestrian and Bicycle Circulation



LEGEND

- Project Boundary
- Approved West Lathrop Specific Plan Projects
- 1/2 Mile Radius From Neighborhood Park
- Neighborhood Park

Figure 13
 Neighborhood Park
 Half Mile Coverage

Figure 13: Neighborhood Park Half-Mile Coverage

- LEGEND**
- Project Boundary
 - - - Approved West Lathrop Specific Plan Projects
 - Community Wall
 - - - Neighborhood Fence
 - Entry Column
- Note:
All other fences not designated are to be Neighborhood Fences.

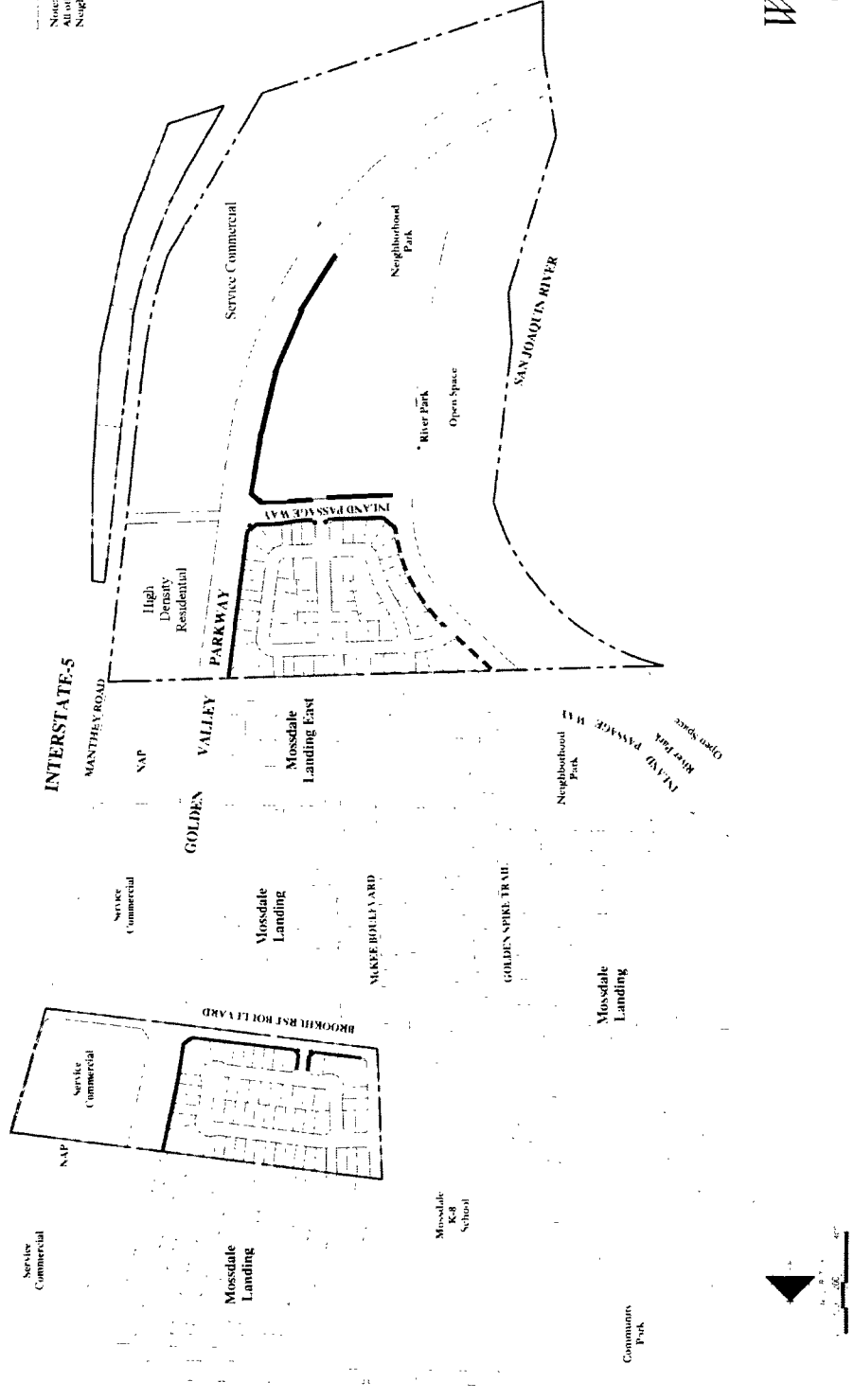
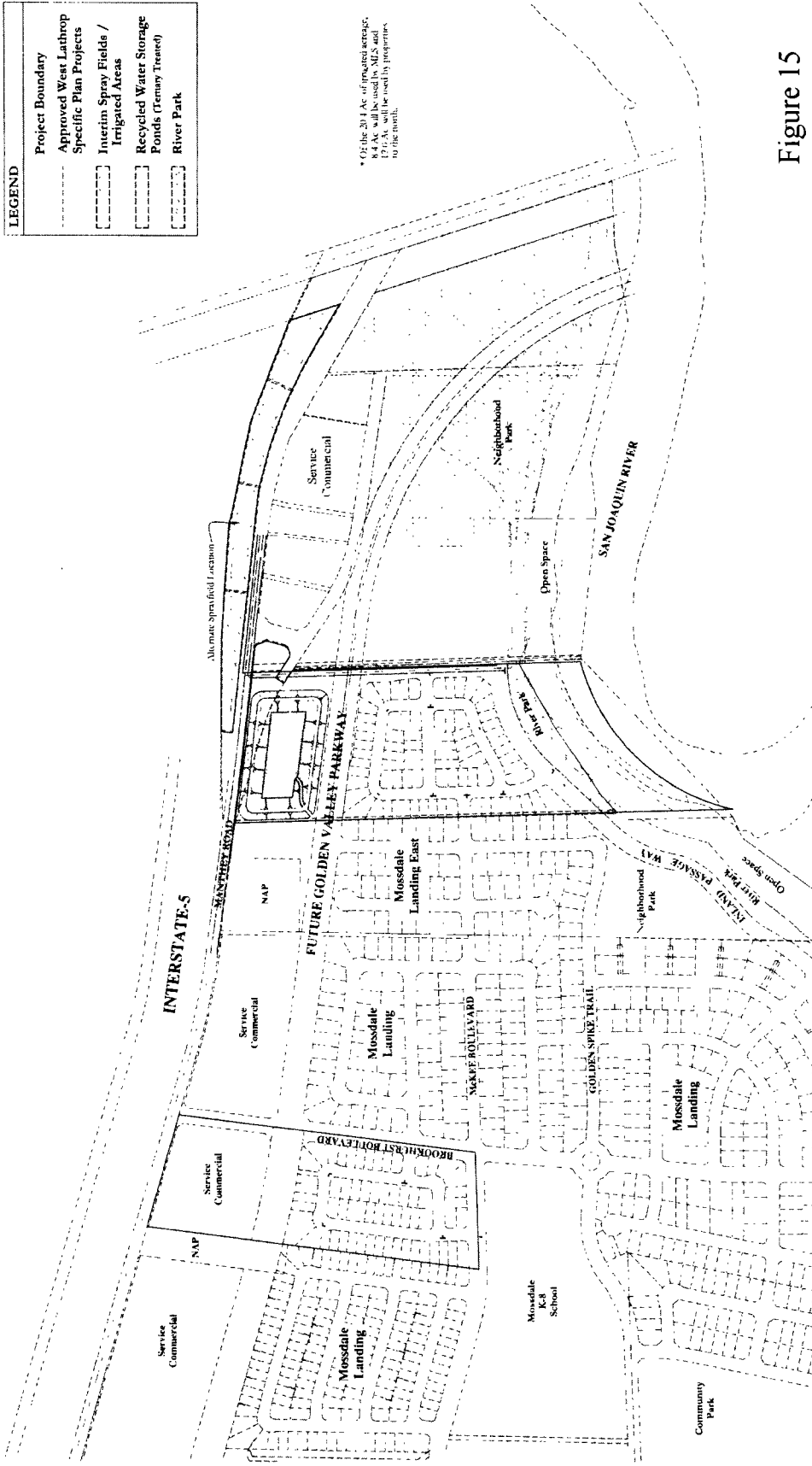


Figure 14
Wall, Fence and
Column Plan

Figure 14: Wall, Fence, and Column Plan

LEGEND	
	Project Boundary
	Approved West Lathrop Specific Plan Projects
	Interim Spray Fields / Irrigated Areas
	Recycled Water Storage Ponds (Tertiary Treated)
	River Park



* Of the 20.1 Ac. of proposed spray fields, 8.4 Ac. will be used by MGS and 11.7 Ac. will be used by properties to the north.

Figure 15

*Recycled Water
Spray Fields*

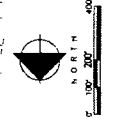


Figure 15: Recycled Water Spray Fields

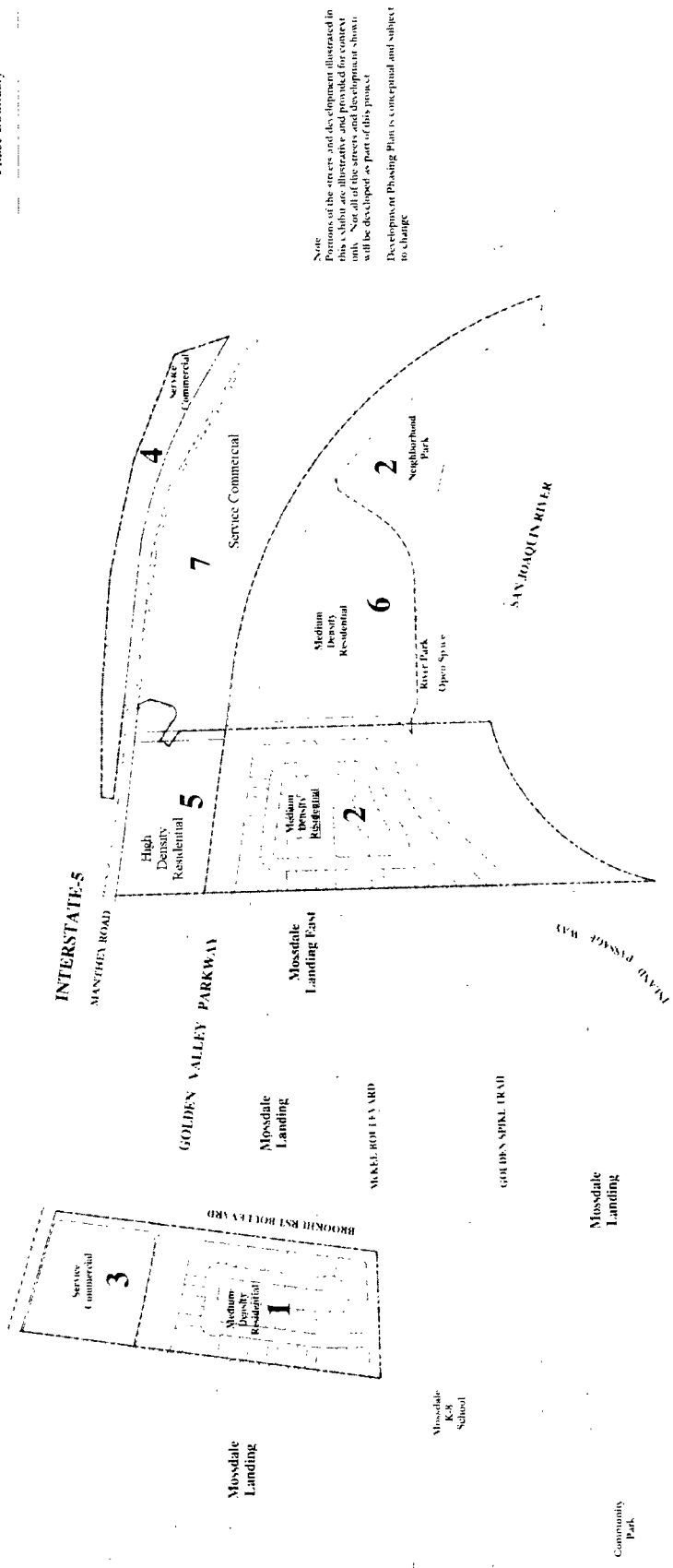
Service Commercial areas of Unit 2, between Golden Valley Parkway and Manthey Road, to the east of the Phase 2 construction will be Phase Five (APN 240-020-09, -24). Residential Development will continue with the construction of the southern half of Unit 2 as Phase Six of development (APN 240-020-08, -22) and conclude with Phase 7 of development (APN 241-020-33, -34). The remaining Service Commercial areas to the east and south of the southern neighborhood of Unit 2 will be developed last, as Phase Eight (APN 240-020-25, -27, -33, -35, -36, -46). This phasing process is illustrated in detail in the following Phasing Plan exhibit. The order in which neighborhoods are built out has been established based on the logical patterns of infrastructure improvements and anticipated market demands. All necessary roadways, site grading, and utility backbone improvements and easements will occur in a timely manner with each development subphase as required by the demands generated by each infrastructure demand phase.

Below is a table illustrating each development phase by area, acreage and number of units.

<i>Phase</i>	<i>Area</i>	<i>Lot Size/Net Acreage</i>	<i>Units/SF</i>
1	Medium-Density Residential Neighborhood Park (fees)	3,200 square foot lots/6.0 acres	61 du
2	Medium-Density Residential River Park Open Space Neighborhood Park (fees)	3,200 square foot lots/7.5 acres 1.8 acres 4.3 acres	78 du
3	Service Commercial	4.8 acres	52,490 sf
4	Service Commercial	4.6 acres	50,094 sf
5	High-Density Residential	8.4 acres	120 du
6	Medium-Density Residential River Park Open Space Neighborhood Park (fees) (City Acquisition)	2,200 square foot lots/7.1 acres 2.8 acres 11.5 acres 5 acres	80 du
8	Service Commercial	24.7 acres	265,211 sf
TOTAL			339 du 365,795 sf

LEGEND

	Project Boundary
	Approved West Lathrop Specific Plan Projects
	Phase
	Phase Boundary



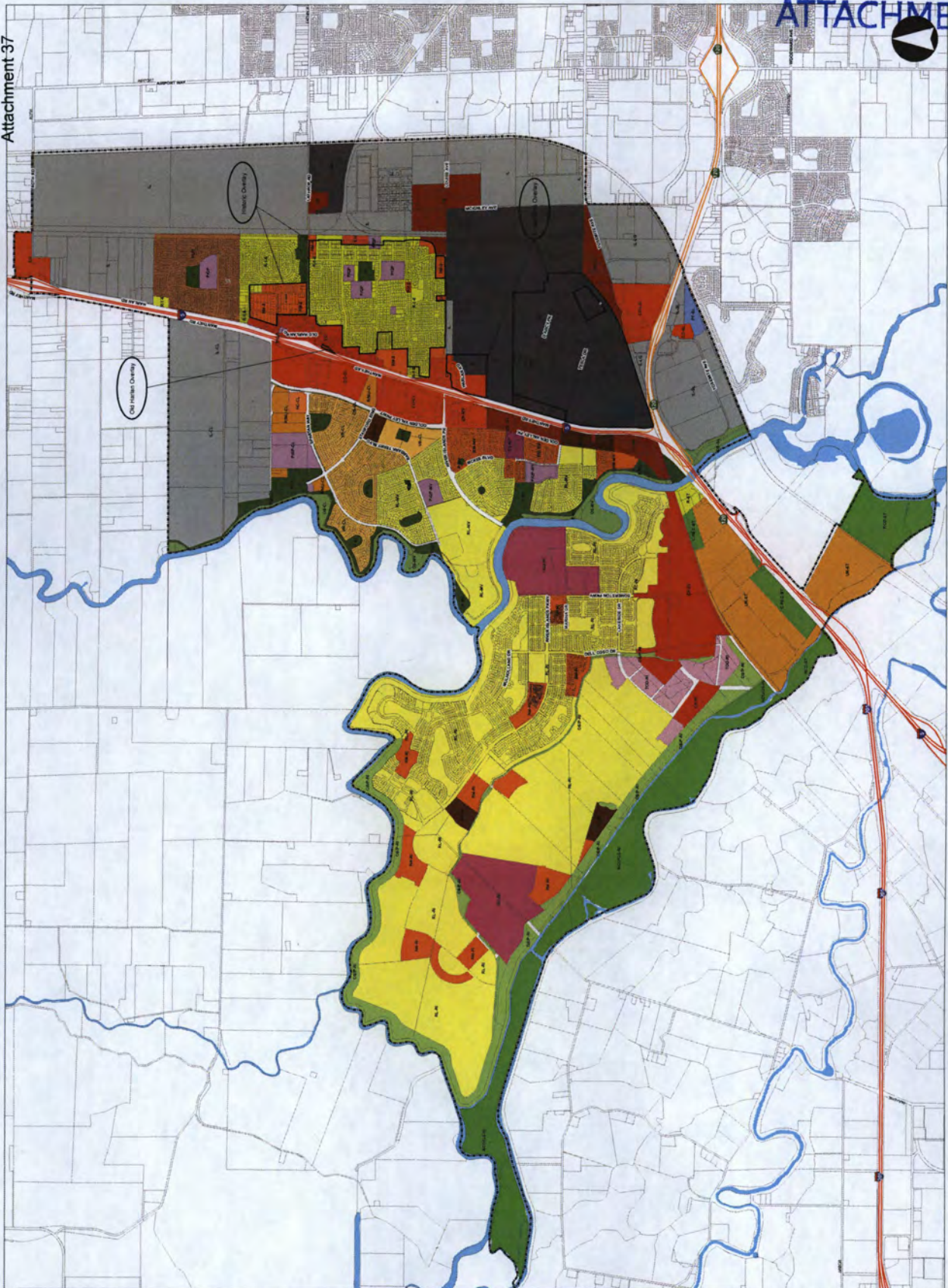
Note:
 Portions of the streets and development illustrated in this exhibit are illustrative and provided for context only. Not all of the streets and development shown will be developed as part of this project.
 Development Phasing Plan is conceptual and subject to change.

Figure 16
 Development Phases

Figure 16: Development Phasing Plan



Attachment 37



CITY PROPER	PUD, Planned Unit Development
R-1-S, R One Family Residential	R-1-B, R One Family Residential
RM-2, Multi-Family Residential	RM-3, Multi-Family Residential
CC, Community Commercial	CH, Highway Commercial
CN, Neighborhood Commercial	CS, Commercial Service
IL, Limited Industrial	IG, General Industrial
P, Park	POP, Public / Quasi-Public
CENTRAL LATHROP	VR-CL, Variable Density Residential
RMU-CL, Residential/Mixed Use	HR-CL, High Density Residential
CO-CL, Commercial Office	NC-CL, Neighborhood Commercial
OS-CL, Open Space	P-CL, Park
IL-CL, Limited Industrial	PSP-CL, Public / Semi-Public
MOSSDALE VILLAGE	RL-MV, Low Density Residential - Mossdale Village
RM-MV, Medium Density Residential - Mossdale Village	RH-MV, High Density Residential - Mossdale Village
CH-MV, Highway Commercial - Mossdale Village	CS-MV, Services Commercial - Mossdale Village
CV-MV, Village Commercial - Mossdale Village	OS-MV, Open Space - Mossdale Village
PA-MV, Park - Mossdale Village	POP-MV, Public / Quasi-Public - Mossdale Village
LATHROP GATEWAY	CO-LG, Commercial Office
CS-LG, Commercial Service	IL-LG, Limited Industrial
SOUTH LATHROP SPECIFIC PLAN	CO-SL, Commercial Office
IL-SL, Limited Industrial	PF-SL, Public Facilities
OS-SL, Open Space	RIVER ISLANDS
RL-RI, Residential Low	RM-RI, Residential Medium
RH-RI, Residential High	CR-RI, Regional Commercial
TOD-RI, Transit Oriented Development	MU-RI, Mixed Use / Town Center
RCO/OS-RI, Resource Conservation and Open Space	OSP-RI, Open Spaces/Public Uses
STEWART TRACT	R-ST, Residential
C-REC-ST, Commercial Recreation	RCO-ST, Resource Conservation and Open Space
UR-ST, Urban Reserve	

Zoning Map

City of Lathrop

Disclaimer: Data shown may not be reflective of all mapping jurisdiction. Contact the City for more information.

Date: 7/25/2023

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Table LU-1: General Plan Designations and Implementing Zoning Districts

General Plan Land Use Designation	Zoning District Name	Zone Map Symbol
City Proper Land Use Designations		
LD- Low Density Residential (1-7 du/A)	R One-Family Residential District, Planned Unit Development, Low Density – Mossdale Village	R-1-5; R-1-6; PUD, RL-MV
MD- Medium Density (8-15 du/A)	RM Multifamily Residential District, Medium Density – Mossdale Village	RM-3, RM-MV
HD- High Density Residential (16-25 du/A)	RM Multifamily Residential District, High Density – Mossdale Village	RM-2, RH-MV
NC- Neighborhood Commercial FAR 0.35	Neighborhood Commercial District	CN
VC- Village Center	Village Commercial – Mossdale Village	CV-MV
CC- Community Commercial	Central Commercial District	CC
SC- Service Commercial	Commercial Service District, Service Commercial – Mossdale Village	CS, CS-MV
FC- Freeway Commercial	Highway Commercial District, Highway Commercial – Mossdale Village	CH, CH-MV
LI- Limited Industrial	Limited Industrial District	IL
GI- General Industrial	General Industrial District	IG
P/QP- Public/Quasi-Public	<i>No public use zoning in city proper</i>	*
P-Park	Park*, and Park – Mossdale Village	P* and P-MV
OS- Open Space	Open Space – Mossdale Village	OS-MV
CENTRAL LATHROP		
VR-CL- Variable Density Residential (3-16 du/A)	Variable Density Residential District	VR-CL
HR-CL- High Density Residential (15-49 du/A)	High Density Residential District	HR-CL
R/MU-CL- Residential/Mixed Use (10-40 du/A)	Residential/Mixed-Use Zoning District	R/MU-CL



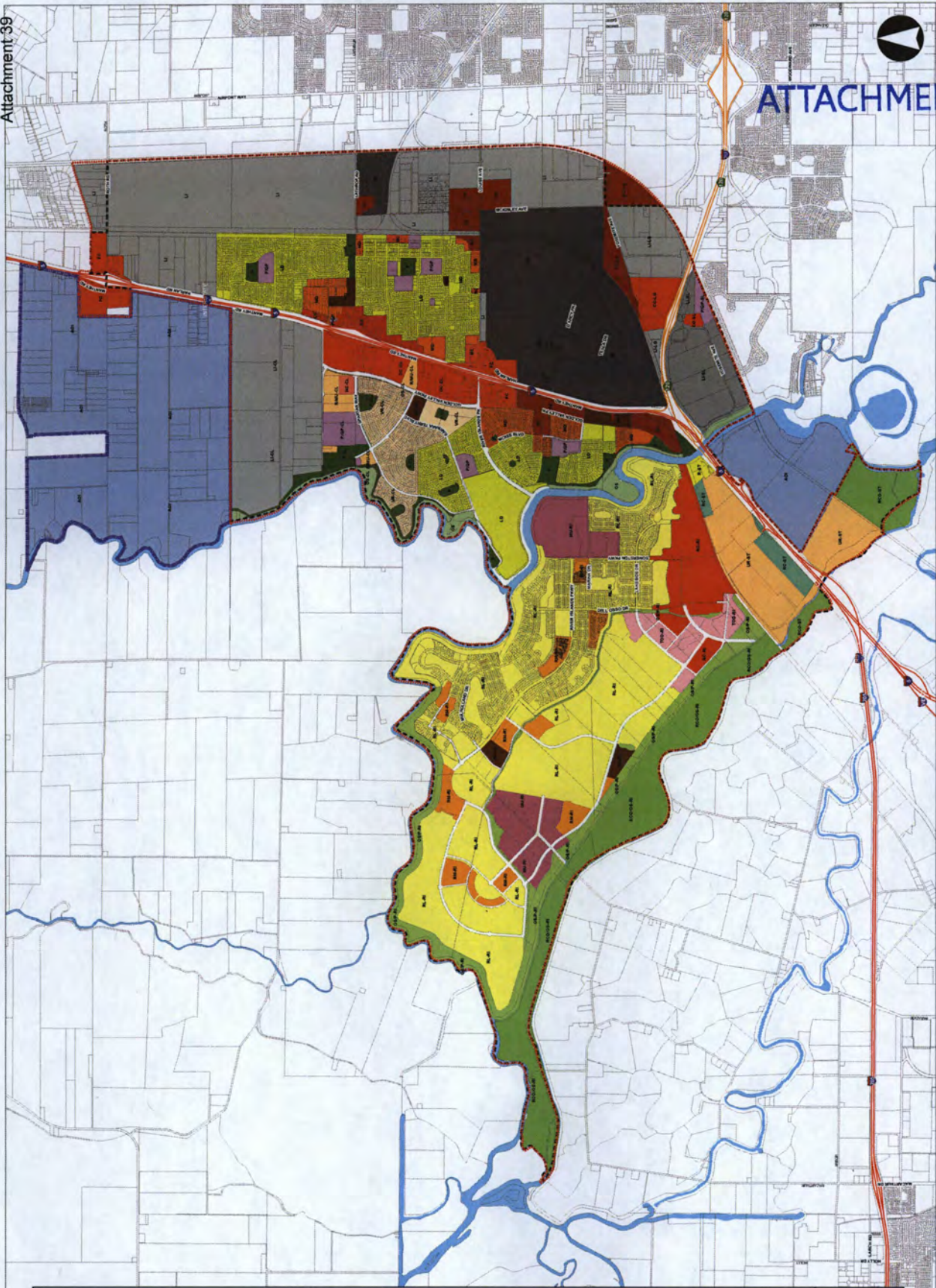
CITY OF LATHROP
GENERAL PLAN UPDATE

General Plan Land Use Designation	Zoning District Name	Zone Map Symbol
OC-CL- Office Commercial	Commercial Office Zoning District	CO-CL
NC-CL- Neighborhood Commercial	Neighborhood Commercial Zoning District	NC-CL
LI-CL- Limited Industrial	<i>No Limited Industrial zoning in Central Lathrop</i>	*IL-CL
P-QP-CL- Public/Quasi-Public	Public/Semi-Public Zoning District	P/SP-CL
P-CL- Park	Park Zoning District	P-CL
OS-CL- Open Space	Open Space Zoning District	OS-CL
Lathrop Gateway Land Use Designations		
CO-LG- Commercial Office	Commercial Office Zoning District	CO-LG
SC-LG- Service Commercial	Commercial Service Zoning District	CS-LG
LI-LG- Limited Industrial	Limited Industrial Zoning District	IL-LG
South Lathrop Land Use Designations		
CO-SL- Commercial Office	Commercial Office Zoning District	CO-SL
LI-SL- Limited Industrial	Limited Industrial Zoning District	IL-SL
P/QP-SL- Public/Quasi-Public	Public Facilities District	PF-SL
OS-SL- Open Space River/Levee Park	Open Space	OS-SL
River Islands Land Use Designations		
RL-RI- Residential Low (3-9 du/A)	Residential-Low Density Zoning District	RL-RI
RM-RI- Residential Medium (6-20 du/A)	Residential-Medium Density Zoning District	RM-RI
RH-RI- Residential High (15-40 du/A)	Residential-High Density Zoning District	RH-RI
MU-RI- Mixed Use Town Center	Mixed Use Town Center Zoning District	MU-RI
TOD-RI Transit Oriented Development	Transit Oriented Development	TOD-RI
RC-RI- Regional Commercial	Regional Commercial Zoning District	CR-RI
OS/P-RI Open Space/Public Use	Open Space/Public Use	OS/P-RI



General Plan Land Use Designation	Zoning District Name	Zone Map Symbol
RCO/OS-RI- Resource Conservation/Open Space	Resource Conservation and Open Space Zoning District	RCO/OS-RI
Stewart Tract Land Use Designations		
R-ST- Residential	Residential Zoning District	R-ST
RC-ST- Recreation Commercial	Commercial Recreation Zoning District	C-REC-ST
RCO-ST- Resource Conservation	Resource Conservation and Open Space Zoning District	RCO-ST
UR-ST- Urban Reserve	Urban Reserve Zoning District	UR-ST

**Future Zoning District to be established*



City Proper	LD, Low Density Residential (1-7 du/A)	VR-CL, Variable Density Residential (3-16 du/A)	OS-CL, Open Space	Lathrop Gateway	CO-LO, Commercial Office	South Lathrop Specific Plan	CO-SL, Commercial Office	River Islands	RL-RI, Residential Low (3-9 du/A)	R-ST, Residential (1-7 du/A)
MD, Medium Density Residential (8-15 du/A)	HR-CL, High Density Residential (15-49 du/A)	OS, Open Space	CO-LG, Commercial Office	RL-MR, Residential Medium (6-20 du/A)	SC-LG, Service Commercial	LI-SL, Limited Industrial	RL-RH, Residential High (15-40 du/A)	RC-RI, Regional Commercial	RC-ST, Recreation Commercial	RCO-ST, Resource Conservation
HD, High Density Residential (16-25 du/A)	RNU-CL, Residential Mixed Use (10-40 du/A)	OS, Open Space	SC-LG, Service Commercial	RC-R, Regional Commercial	LI-LI, Limited Industrial	LI-LI, Limited Industrial	TOO-RI, Transit Oriented Development	RCO/OS-RI, Resource Conservation/Open Space	MU-RI, Mixed Use Town Center	UR-ST, Urban Reserve
NC, Neighborhood Commercial	OC-CL, Office Commercial	OS, Open Space	LI-LI, Limited Industrial	OS-RI, Open Space/Public Use	LI-LI, Limited Industrial	LI-LI, Limited Industrial	MU-RI, Mixed Use Town Center	OSP-RI, Open Space/Public Use		
VC, Village Center	NC-CL, Neighborhood Commercial	OS, Open Space	LI-LI, Limited Industrial		LI-LI, Limited Industrial	LI-LI, Limited Industrial				
CC, Community Commercial	LI-CL, Limited Industrial	OS, Open Space	LI-LI, Limited Industrial		LI-LI, Limited Industrial	LI-LI, Limited Industrial				
SC, Service Commercial	PQP-CL, Public/Quasi-Public	OS, Open Space	LI-LI, Limited Industrial		LI-LI, Limited Industrial	LI-LI, Limited Industrial				
FC, Freeway Commercial	P-CL, Park	OS, Open Space	LI-LI, Limited Industrial		LI-LI, Limited Industrial	LI-LI, Limited Industrial				
LI, Limited Industrial	OS-CL, Open Space	OS, Open Space	LI-LI, Limited Industrial		LI-LI, Limited Industrial	LI-LI, Limited Industrial				
GI, General Industrial	OS-CL, Open Space	OS, Open Space	LI-LI, Limited Industrial		LI-LI, Limited Industrial	LI-LI, Limited Industrial				
PQP, Public/Quasi-Public	OS-CL, Open Space	OS, Open Space	LI-LI, Limited Industrial		LI-LI, Limited Industrial	LI-LI, Limited Industrial				
P, Park	OS-CL, Open Space	OS, Open Space	LI-LI, Limited Industrial		LI-LI, Limited Industrial	LI-LI, Limited Industrial				
OS, Open Space	OS-CL, Open Space	OS, Open Space	LI-LI, Limited Industrial		LI-LI, Limited Industrial	LI-LI, Limited Industrial				

General Plan Map City of Lathrop

Disclaimer: Data sources may vary by date and are subject to change. For more information, contact the City of Lathrop.

Adopted 9/19/2022
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**CITY OF LATHROP
PLANNING COMMISSION RESOLUTION NO. 23-11**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LATHROP
RECOMMENDING THE CITY COUNCIL AMEND THE LATHROP ZONING MAP,
AMEND THE MOSSDALE LANDING AND MOSSDALE LANDING SOUTH URBAN
DESIGN CONCEPTS (UDC'S), MODIFY TITLE 10 (VEHICLES AND TRAFFIC), AND
ADOPT VARIOUS AMENDMENTS TO TITLE 17 (ZONING) OF THE LATHROP
MUNICIPAL CODE (LMC) FOR CONSISTENCY WITH THE 2022 LATHROP
GENERAL PLAN UPDATE AND GOVERNMENT CODE SECTION 65860 (TA-23-93).**

WHEREAS, the City of Lathrop Planning Commission held a duly noticed public hearing to consider amending the Lathrop Zoning Map, amending the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC's), modifying Title 10 (Vehicles and Traffic), and adopting various sections to Title 17 (Zoning) of the Lathrop Municipal Code (LMC) for consistency with the 2022 Lathrop General Plan Update that was adopted by the City Council on September 19, 2022 and Government Code Section 65860; and

WHEREAS, the City of Lathrop adopted a current Comprehensive General Plan on September 19, 2022, which has been updated from time to time and includes specific policies and implementation actions to ensure there is consistency between the General Plan, the General Plan Land Use Map, the Zoning Map and implementing plans, ordinances, and regulations; and

WHEREAS, the California planning and zoning law establishes that zoning maps, zoning ordinances, any applicable specific plans, and master plans with related planning documents (i.e. Urban Design Concepts) are required to be consistent with the general plan pursuant to Government Code Section 65860; and

WHEREAS, the proposed amendments to the Zoning Map, the Mossdale Landing and Mossdale Landing South Urban Design Concepts (UDC's), and to Title 10 (Vehicles and Traffic) and Title 17 (Zoning) of the Lathrop Municipal Code are Citywide and affect all applicable properties in the City; and

WHEREAS, Chapter 17.124 of the Lathrop Municipal Code mandates the transmittal of a recommendation to the City Council by resolution; and

WHEREAS, the proposed amendments are Exempt per Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Article 12 –Special Situations, Section §15183(d)(1)(C)(2) - Projects Consistent with a Community Plan, General Plan, or Zoning, as the amendments are consistent with the Environmental Impact Report (SCH #: 2021100139) that was certified by the City Council as part of the recent General Plan Update adopted on September 19, 2022; and

WHEREAS, the purpose of the amendments is to ensure that the City updates the City Zoning Map, the Zoning Ordinance, and the Mosssdale Landing and Mosssdale Landing South UDC's to be consistent with the goals, policies, and implementation actions of the City's 2022 update of the General Plan; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds that the proposed amendments to the Lathrop Zoning Map, the Mosssdale Landing and Mosssdale Landing South Urban Design Concepts (UDC's), to Title 10 (Vehicles and Traffic) and to Title 17 (Zoning) of the Lathrop Municipal Code will implement updated zoning districts with minor modifications, and the amendments are consistent with the following applicable policies and implementation actions of the General Plan:

Policy LU-1.7: Ensure consistency between the Land Use Map and implementing plans, ordinances, and regulations.

Policy LU-1.8: Recognize that the General Plan and Land Use Map may be amended in accordance with State law in order to ensure that there is an adequate supply of commercial, industrial, public facility, parks, residential, and other desired land uses to serve the City's needs.

Implementation Action LU-1.a: Update the City's Zoning Code and Map as appropriate to ensure consistency with this land use element and designations shown on Figure LU-1. As part of the update, create a new Public/Quasi-Public zoning district applicable to the City proper.

Implementation Action LU-1.b: Review the Zoning Ordinance and update as appropriate to reflect Land Use goals, policies, and implementation actions included in this Plan.

Implementation Action LU-1.c: Review the City's adopted Specific Plans for consistency with the General Plan, and update as appropriate to ensure consistency with this land use element and designations shown on Figure LU-1.

Implementation Action LU-1.f: Utilize the following Zoning Districts (included on Table LU-1) to implement the General Plan's land use objective.

Implementation Action LU-2.a: Periodically review and update development standards, guidelines, and land uses included within Specific Plan Areas to affirm the unique character and development vision for each area.

Implementation Action LU-5.e: Update the Lathrop Municipal Code to include Good Neighbor Guidelines for Warehouse Distribution Facilities. The new Good Neighbor Guidelines should include:

- a. A definition of the type and size of facility that is subject to the Guidelines;
- b. Standards to minimize exposure to diesel emissions to sensitive receptors that are situated in close proximity to the proposed facility;
- c. Standards and practices that eliminate diesel trucks from unnecessarily traversing through residential neighborhoods;
- d. Standards and practices that eliminate trucks from using residential areas and repairing vehicles on the streets;
- e. Strategies to reduce and/or eliminate diesel idling within the facility's site.

FURTHER, BE IT RESOLVED that the Planning Commission of the City of Lathrop based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend the City Council adopt Municipal Code Text Amendment No. TA-23-93 as shown in Attachments 2 through 35 of the Staff Report, incorporated by reference herein.

PASSED AND ADOPTED by the Planning Commission of the City of Lathrop at a special meeting on the 13th day of September, 2023 by the following vote:

AYES: Ishihara, Camarena, Jackson, Rhodes

NOES: None

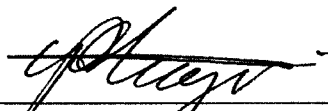
ABSTAIN: None

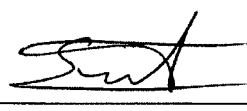
ABSENT: Ralmilay


Tosh Ishihara, Chair

ATTEST:

APPROVED AS TO FORM:


Rick Caguia, Secretary


Salvador Navarrete, City Attorney

Attachment 41

General Plan and Zoning Consistency Project (TA-23-93)

Environmental Checklist, prepared by De Novo Planning Group, dated
August, 2023

Due to the size of this document, it has not been reproduced in the staff report. A copy of the Environmental Checklist is available for viewing and download on the City's website at the following links:

Environmental Checklist without Appendices:

https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/community_development/page/5622/lathrop_ashley_warehouse_15183_no_appendices.pdf

Environmental Checklist with Appendices:

https://www.ci.lathrop.ca.us/sites/default/files/fileattachments/community_development/page/5622/lathrop_ashley_warehouse_15183_clean.pdf

The Environmental Checklist can also be viewed at the following link:

<https://www.ci.lathrop.ca.us/com-dev/page/public-review-documents>

Individuals that are unable to access the Environmental Checklist at the website listed above or would require a computer disk or thumb drive containing a copy of the document should contact Planning Staff at planning@ci.lathrop.ca.us or (209) 941-7290 to obtain a copy.

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