

ORDINANCE NO. 86-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIDGECREST AMENDING CHAPTER XX OF THE RIDGECREST MUNICIPAL CODE AS IT RELATES TO ZONING.

THE CITY COUNCIL OF THE CITY OF RIDGECREST DOES ORDAIN as follows:

Section 1. Section 20-2.7 of the Ridgcrest Municipal Code is hereby amended and reenacted to read as follows:

"20-2.7 DESIGNATION OF ZONES.

Zone classifications existing prior to April 4, 1986 have been eliminated and replaced with new classifications on April 4, 1986. Any land or property subject to the prior zone classification has been reclassified to the following zone classification:

Adopted:

CI (Civic and Institutional)
RSP (Recreation, Schools and Public Use District)
UR (Urban Reserve)
R-1 (Single-Family Residential)
E-3 (Single-Family Residential)
E-2 (" " ")
E-1 (" " ")
R-2 (Multi-Family Residential)
R-3 (" " ")
R-4 (" " ")
RMH (Residential Mobilehomes)
PO (Professional Office)
CN (Neighborhood Commercial)
CG (General Commercial)
CS (Service Commercial)
M-1 (Light Industrial)
M-2 (Heavy Industrial)
PUD (Planned Unit Development)"

Section 2. Section 20-3.7 of the Ridgcrest Municipal Code is hereby amended and reenacted to read as follows:

"Section 20-3.7 ADDITION OF PERMITTED OR CONDITIONAL USES.

Upon application or on its own initiative, the Planning Commission may add or delete a use to the list of permitted or conditional uses if the Commission makes all of the following findings:

- a. That the addition to or deletion from the list of permitted or conditional uses will further the purposes of the district in which the use is proposed to be added or deleted.
- b. That the use has or has not the same basic characteristics as the uses permitted in the district and is not less restrictive.
- c. That the use can or cannot be reasonably expected to conform with the required conditions prescribed for the district.
- d. That the addition of a use will not be detrimental to the public health, safety or welfare.
- e. That the addition of a use will not create more vehicular traffic than the volume normally created by any of the uses allowed in the district.
- f. That the addition of a use will not adversely affect the character of any district in which it is proposed to be allowed.
- g. That the use conforms with the General Plan.
- h. That the addition of a use will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other

objectionable influence than the amount normally created by any of the other uses allowed in the district.

i. That the addition of a use will not create any greater hazard of fire or explosion than the hazards normally created by any of the uses allowed in the districts. When a use has been added to a list of permitted or conditional uses in accordance with the procedure prescribed in this section, the use shall be deemed to be listed as a permitted or conditional use in the appropriate section and shall be added to the text of that section of this chapter when it is next published, with a notation of the date when the use was added to the list.

Any interested party may appeal the decision of the Planning Commission to the Council. The appeal shall be made in writing within five (5) working days of the Planning Commission's decision and shall be accompanied by a fee as set by Council. Council may sustain, amend or disapprove the action of the Planning Commission."

Section 3. Section 20-3.8 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-3.8 ACCESS.

Except where otherwise provided for in this chapter, every structure or building shall face or have frontage upon one of the following:

- a) A dedicated and improved street.
- b) An improved common parking lot approved by the city, or
- c) Other permanent access at least 12 feet wide to a street by a public easement or passageway other than an alley."

Section 4. Section 20-3.12 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-3.12 YARD REQUIREMENTS, EXCEPTIONS.

Residential yard requirements specified herein shall be subject to the following exceptions and modifications:

a. Unless otherwise provided, the width of one side yard may be reduced when authorized by the approval authority to not less than three feet, provided the sum of the widths of the two side yards is not less than the required minimum, and further provided the distance between proposed dwelling and another dwelling, existing or proposed, on an adjacent lot is not less than that required by the Uniform Building Code.

b. Every part of a required yard shall be open from its lowest point to the sky unobstructed, except for the ordinary projection of the sills, belt courses, cornices, buttresses, chimneys, ornamental features, rain gutters, eaves, balconies, and heating and cooling equipment, provided, however, that none of the "projections shall project into a minimum side yard more than thirty-six (36) inches, and into the required front or rear yard not more than six (6) feet. No building or projection thereof may extend into a public easement or right-of-way. Further, no projection shall project to within 36" of a property line.

c. Except as limited for a particular zone, sunshade and patio covers which are open on at least three sides, except for roof supports, may be located in any portion of a required side or rear yard, other than a street side yard, provided they do not encroach into a utility easement. The dripline of the sunshade or patio shall not fall outside of the lot on which the structure is located. Further, no sunshade or patio cover which fails to conform to the fire resistance set forth in the Uniform Building Code shall project to within 36" of a property line.

d. Except as limited for a particular zone, fences, walls, hedges, walks, driveways and retaining walls may occupy any required yard or other open spaces, unless necessary for public safety or as required by any law or regulation of the State of California or any agency thereof.

e. Open, unenclosed, uncovered metal fire escapes and depressed ramps or stairways may project into any required yard or space between buildings not more than four feet unless otherwise provided in this chapter."

Section 5. Section 20-3.19 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-3.19 ACCESSORY STRUCTURES.

Accessory buildings may be erected detached from the principal building. Such accessory structure shall not be used as a dwelling unit nor have separately metered utilities.

The minimum distance between a dwelling unit and another structure shall be 10' except where accessory structures are located to the rear of a dwelling unit and do not encroach into the rear yard setback."

Section 6. Section 20-3.22 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-3.22 HOME OCCUPATIONS.

The applicant for a home occupation permit shall attest to and acknowledge that they will not violate the following criteria: All applications shall be accompanied by the appropriate fee as set by the City Council. Applications shall be processed and approved or denied by the Planning Department.

a. The home occupation shall not involve the use of signs or accessory structures, other than those permitted in the R Districts.

b. The residence address will not be used for advertising purposes of any kind, nor shall any other residence address be used for advertising purposes in connection with the home occupation.

c. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises, other than one vehicle not to exceed one ton gross capacity, owned by the operator of such home occupation. Home occupation materials including stock, wares, goods, samples or equipment, carried in or on the vehicle shall be concealed in such vehicle or within the main structure so as not to be visible from the street, sidewalk or alley when such vehicle is parked at such residence.

d. Retail sales at the residence and services performed at the residence for persons who have come to the residence for such services shall be limited to no more traffic than that normally occasioned by a residential use. Customers, clients, or prospective customers or clients may be invited to the residence for the purpose of purchasing or obtaining or considering the purchasing or obtaining of merchandise, wares, goods, equipment or service, subject to the above limitation.

e. No noise, pedestrian or vehicular traffic or activity which constitutes a nuisance or disturbance of the peace of any person shall be produced or made at the residence in connection with the home occupation.

f. In no way shall the appearance of the structure be so altered or the conduct of the occupation within the structure be such that the structure may be reasonably recognized as serving a nonresidential use (either by color, materials or construction, lighting, signs, sounds or noises, vibrations, etc.).

g. any stock, wares, goods, materials, samples, merchandise or equipment stored on the premises shall be entirely within the building and not visible from the street, sidewalk or alley and shall not interfere with the residential use or endanger any person.

h. No employees, salesmen or other help, including independent contractors, partners or joint ventures hired, engaged, or retained by the permittee, other than members of the immediate or resident family, shall perform any work at the premises or go to or upon the premises in conjunction with the home occupation.

i. Home occupation permits shall not be issued for the following businesses or for the following vocations:

1. Hairdresser, barber or other tonsorial pursuits;
2. Any vocation or business involving the preparation or sale of food or food products.
3. Any vocation or business involving machinery which cannot be stored or operated in the room allowed for use of the home occupation or concealed in the vehicle of not over one ton capacity;
4. Automotive, vehicular, or motorcycle repair or engine repair, body and fender repair and auto painting.

j. Home occupations are intended to be small businesses or vocations with limited hours of operation. Whenever practical for the operation of any proposed use, a condition of approval shall prohibit operation of all or certain aspects of the use between 9:00 p.m. and 8:00 a.m.

k. Home Occupation permits shall not be transferable to other individuals. The permittee shall notify the city in writing at least 10 days before the home occupation permit is transferred to a new location. The permit shall be transferred when the home occupancy is relocated if the permittee provides the required notice and the Planning Director finds the occupation compatible with the new location.

The granting of such home occupation permit is conditioned on the faithful compliance with all the regulations set forth herein and does not relieve the permittee from complying with applicable State and City laws for health and safety. The City Council is empowered to revoke the home occupation permit upon reasonable notice to the permittee and upon a hearing, when the Planning Director reports any persistent violations of any such regulation."

Section 7. Section 20-4A is hereby added to the Ridgecrest Municipal Code to read:

"20-4A CI - CIVIC AND INSTITUTIONAL.

20-4A.1 CI - PURPOSE AND INTENT.

This district is intended to provide sites for offices and other facilities used by government, public utilities, and for public and private health and welfare facilities. Further, it is the intent of this district to encourage the location of such facilities in close proximity to each other. This district is not intended to include schools, either public or private.

20-4A.2 CI - PERMITTED USES.

- a. Public and private charitable institutions, hospitals, sanitariums.
- b. Public and quasi-public uses of an administrative, public service or cultural including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police, fire-stations and other public buildings, structures and facilities, public playgrounds, park and community centers.

20-4A.3 CI - CONDITIONAL USES.

Conditional uses may be added or deleted from time to time by the Planning Commission per Subsection 20-3.7 of this code and subject to the application for a Conditional Use Permit per Section 20-21 of this code.

Section 20-4A.4 CI - SITE AREA.

The minimum site area shall be 6,000 square feet unless the land was lawfully subdivided into a smaller area prior to the enactment of this chapter. In such case the existing lawfully divided lot shall suffice for minimum area.

Section 20-4A.5 CI - YARD REQUIREMENTS. DISTANCE BETWEEN STRUCTURES, COVERAGE, FENCES, WALLS AND HEDGES.

Yard requirements shall be determined by the Planning Commission during the site plan review process.

Section 20-4A.6 CI - SITE PLAN REVIEW.

No use shall be permitted on any site in this district until a site plan review has been completed in accordance with the provisions of Section 20-22."

Section 8 - Section 20-5.3 of the Ridgecrest Municipal Code is hereby amended and reenacted to read:

"20-5.3 CONDITIONAL USES.

a. Boarding stables and riding stables of a commercial nature with no more than one adult animal for each 10,000 square feet of site.

b. Guest houses."

Section 9 - Section 20-7.2 of the Ridgecrest Municipal Code is hereby amended and reenacted to read:

"20-7.2 PERMITTED USES.

a. A one-family dwelling

b. Accessory structures which shall be located on the same parcel of land unless the main building and the accessory structure are both located on adjacent lots which meet minimum area requirements.

c. Private greenhouses and horticultural collections, flower and vegetable gardens and fruit trees not intended for commercial purposes.

d. Home occupations."

Section 10 - Section 20-7A of the Ridgecrest Municipal Code is hereby added to read:

"20-7A.1 E-3. ESTATE.

Purpose and Intent. To provide living areas within the City where development is limited to low-density concentrations of one-family residential units and where regulations are designed to accomplish the following:

a. To promote and encourage a suitable environment for family life.

b. To provide space for community facilities needed to complement various styles of urban life.

c. To provide areas for institutions which require a residential environment.

d. To minimize traffic congestion and to avoid the overloading of utilities and public facilities designed to service only one-family residential uses in accordance with the density standards of the General Plan.

20-7A.2 PERMITTED USES.

a. A one-family dwelling.

b. Accessory structures which shall be located on the same parcel of land unless the main building and the accessory structure are both located on adjacent lots which meet minimum area requirements.

c. Private greenhouses and horticultural collections, flower and vegetable gardens and fruit trees not intended for commercial purposes.

d. Home occupations.

20-7A.3 CONDITIONAL USES.

The following uses may be permitted subject to the application for a conditional use permit per Section 20-21 of the Code.

a. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges, day care centers, nursery schools, private non-profit schools and colleges, churches, parsonages and other religious institutions.

b. Public and private charitable institutions, hospitals, sanitariums, rest homes or nursing homes, but not including hospitals, sanitariums, rest homes or nursing homes for mental or drug addict or liquor addict cases.

c. Public uses of an administrative, recreational, public service or cultural type including city, county libraries, museums, art galleries, police and fire stations and other public buildings, public playgrounds, parks and community centers.

d. Guest houses.

e. Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and/or elevated pressure tanks.

f. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision and temporary sub-division sales offices and signs and model home display areas.

g. Mobile homes on a permanent foundation.

20-7A.4 SITE AREA.

The minimum site area shall be 7,500 square feet.

20-7A.5 BUILDING HEIGHT AND COVERAGE.

Building height and coverage shall be as set forth in the R-1 District.

20-7A.6 LOT FRONTAGE.

Each site shall have no less than 60' of frontage on a public street except for those sites fronting on a cul-de-sac or knuckle which may have a frontage of not less than 40'.

20-7A.7 LOT WIDTH.

The minimum width of each lot shall be no less than 60 feet except as provided in Section 20-7A.6. A corner lot shall be no less than 65' in width.

20-7A.8 LOT DEPTH.

The minimum depth of each lot shall be no less than 110 feet.

20-7A.9 SITE DENSITY.

Not more than one dwelling unit shall be permitted on each site.

20-7A.10 YARD REQUIREMENTS.

The front, rear and side yards shall be no less than those set forth in the R-1 District."

Section 11. Section 20-8.2 of the Ridgcrest Municipal Code is hereby amended and reenacted to read as follows:

"20-8.2 PERMITTED USES.

- a. A one-family dwelling
- b. Accessory structures which shall be located on the same parcel of land unless the main building and the accessory structure are both located on adjacent lots which meet minimum area requirements.
- c. Private greenhouses and horticultural collections, flower and vegetable gardens and fruit trees not intended for commercial purposes.
- d. Home occupations."

Section 12 - Section 20-8.3 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-8.3 CONDITIONAL USES.

The following uses may be permitted subject to the application for a conditional use permit per Section 20-21 of this Code.

- a. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges, day care centers, nursery schools, private nonprofit schools and colleges, churches, parsonages and other religious institutions.
- b. Public and private charitable institutions, hospitals, sanitariums, rest homes and nursing homes, but not including hospitals, sanitariums, rest homes or nursing homes for mental or drug addict or liquor addict cases.
- 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, public playgrounds, parks and community centers.
- d. Guest houses.
- e. Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and/or elevated pressure tanks.
- f. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, and temporary subdivision sales offices and model home display areas.
- g. Lodges, social halls, fraternal organizations operated by a nonprofit organization.
- h. Mobile home parks.
- i. Mobile homes on permanent foundations.
- j. Parking lots"

Section 13 - Section 20-8.11 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-8.11 YARD REQUIREMENTS.

- a. Front yard - The minimum front yard setback shall be 20 feet unless located on a cul-de-sac or knuckle. In this case the minimum setback line shall be determined by scribing a straight line between two points located 20 feet behind the front property line on the side property lines. In no case shall any portion of the setback line be less than 15 feet.
- b. Rear yard - The minimum rear yard shall be ten feet. Accessory structures may be located in any portion of a required rear yard provided they do not encroach into a utility easement. Further, the drip line of an accessory structure shall not fall outside of the lot on which the accessory structure is installed.

c. Side yard - There shall be a side yard on each side of a main building of not less than five feet on one side and not less than ten feet on the other side subject to the following conditions and exceptions:

1. On a reversed corner lot, the street side yard shall not be less than one-half the required front yard of the adjoining key lot.
2. Where a lot contains a pedestrian easement, all structures shall have a minimum side yard of five feet from the edge of the easement.
3. Garages and carports taking direct access from the street shall provide a minimum of 20 feet of parking space between the structure and the front or street side property line. When adjacent to an alley, they shall be no less than 15 feet from centerline of said alley.
4. Any land lawfully subdivided prior to January 1, 1974 and having a lot frontage of less than 60 feet as specified in Section 20-8.6 shall not be required to comply with the requirement for a 10-foot side yard. In this case a five-foot side yard is the minimum requirement except as otherwise provided."

Section 14 - Section 20-9.2 of the Ridgecrest Municipal Code is hereby amended and reenacted as follows:

"20-9.2 PERMITTED USES.

- a. Multi-family residential dwellings.
- b. Accessory structures which shall be located on the same parcel of land unless the main building and the accessory structure are both located on adjacent lots which meet minimum area requirements.
- c. Home occupations.
- d. Private greenhouses and horticultural collections, flower and vegetable gardens and fruit trees not intended for commercial purposes.
- e. Single-family dwellings."

Section 15 Section 20-9.3 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-9.3 CONDITIONAL USES.

The following uses may be permitted subject to the application for a conditional use permit per Section 20-21 of this Code.

- a. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges, day care centers, nursery schools, private nonprofit schools and colleges, churches, parsonages and other religious institutions.
- b. Public and private charitable institutions, hospitals, sanitariums, rest homes and nursing homes, but not including hospitals, sanitariums, rest homes or nursing homes for mental or drug addict or liquor addict cases.
- 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, public playgrounds, parks and community centers.
- d. Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and/or elevated pressure tanks.
- e. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, and temporary subdivision sales offices and model home display areas.

f. Lodges, social halls, fraternal organizations operated by a non-profit organization.

g. Mobile home parks.

h. Parking lots."

Section 16 - Section 20-9.11 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-9.11 YARD REQUIREMENTS.

a. Front yard - The minimum front yard setback shall be 20 feet as measured from the front property line, with no parking permitted in the setback except on driveways which shall accommodate no more than one (1) automobile per dwelling unit nor occupy more than 75 percent of the setback area. On a cul-de-sac or knuckle lot, the minimum front yard setback line shall be determined by scribing a straight line between two points located 20 feet behind the front property line on the side property lines. In no case shall any portion of the setback line be less than 15 feet.

b. Rear yard - The minimum rear yard shall be ten feet. Accessory structures may be located in any portion of a required rear yard provided they do not encroach into a utility easement. Further, the drip line of an accessory structure shall not fall outside of the lot on which the accessory structure is installed.

c. Side yard - The minimum side yard setback on each side of a main building shall not be less than five feet except that on the street side of corner lots there shall be a side yard of not less than ten feet.

d. Garages and carports taking direct access from the street shall provide a minimum of 20 feet of parking space between the structure and the front or street side property line. When adjacent to an alley, they shall be no less than 15 feet from centerline of said alley."

Section 17 Section 20-10.2 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-10.2 PERMITTED USES.

The following uses may be permitted subject to the application for a conditional use permit per Section 20-21 of this Code.

a. Multi-family residential dwellings.

b. A one-family dwelling

c. Accessory structures which shall be located on the same parcel of land unless the main building and the accessory structure are both located on adjacent lots which meet minimum area requirements.

d. Private greenhouses and horticultural collections, flower and vegetable gardens and fruit trees not intended for commercial purposes.

e. Home occupations."

Section 18 Section 20-10.3 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-10.3 CONDITIONAL USES.

The following uses may be permitted subject to the application for a conditional use permit per Section 20-21 of this Code.

a. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges, day care centers, nursery schools, private nonprofit schools and colleges, churches, parsonages and other religious institutions.

b. Public and private charitable institutions, hospitals, sanitariums, rest homes and nursing homes, but not including hospitals, sanitariums, rest homes or nursing homes for mental or drug addict or liquor addict cases.

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, public playgrounds, parks and community centers.

d. Guest houses.

e. Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and/or elevated pressure tanks.

f. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, and temporary subdivision sales offices and model home display areas.

g. Lodges, social halls, fraternal organizations operated by a nonprofit organization.

h. Mobile home parks.

j. Parking lots"

Section 19 Section 20-10.11 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-10.11 YARD REQUIREMENTS.

a. Front yard - The minimum front yard setback shall be 15 feet with no parking permitted in the setback except on driveways which shall accommodate no more than one (1) automobile per dwelling unit nor occupy more than 75 percent of the setback area. On a cul-de-sac or knuckle lot, the minimum front yard setback line shall be determined by scribing a straight line between two points located 15 feet behind the front property line on the side property lines. In no case shall any portion of the setback line be less than 12 feet.

b. Rear yard - The minimum rear yard shall be ten feet. Accessory structures may be located in any portion of a required rear yard provided they do not encroach into a utility easement. Further, the drip line of an accessory structure shall not fall outside of the lot on which the accessory structure is installed.

c. Side yard - The minimum side yard setback on each side of a main building shall not be less than five feet except that on the street side of corner lots there shall be a side yard of not less than ten feet.

d. Garages and carports taking direct access from the street shall provide a minimum of 20 feet of parking space between the structure and the front or street side property line. When adjacent to an alley, they shall be no less than 15 feet from centerline of said alley."

Section 20. Section 20-11.2 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-11.2 PERMITTED USES.

The following uses may be permitted subject to the application for a conditional use permit per Section 20-21 of this Code.

a. A one-family dwelling.

b. Accessory structures which shall be located on the same parcel of land unless the main building and the accessory structure area both located on adjacent lots which meet minimum area requirements.

c. Private greenhouses and horticultural collections, flower and vegetable gardens and fruit trees not intended for commercial purposes.

d. Home occupations."

Section 21. Section 20.11.3 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-11.3 CONDITIONAL USES.

The following uses may be permitted subject to the application for a conditional use permit per Section 20-21 of this Code.

a. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges, day care centers, nursery schools, private nonprofit schools and colleges, churches, parsonages and other religious institutions.

b. Public and private charitable institutions, hospitals, sanitariums, rest homes and nursing homes, but not including hospitals, sanitariums, rest homes or nursing homes for mental or drug addict or liquor addict cases.

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, public playgrounds, parks and community centers.

d. Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and/or elevated pressure tanks.

e. Enclosed temporary construction materials storage yards required in connection with the development of a subdivision, and temporary subdivision sales offices and model home display areas.

f. Lodges, social halls, fraternal organizations operated by a nonprofit organization.

g. Mobile home parks.

h. Parking lots"

Section 22. Section 20-11.11 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-11.11 YARD REQUIREMENTS.

a. Front yard - The minimum front yard setback shall be 10 feet with no parking permitted in the setback except on driveways, which shall accommodate no more than one (1) automobile per dwelling unit nor occupy more than 75 percent of the setback area. On a cul-de-sac or knuckle lot, the minimum front yard setback line shall be determined by scribing a straight line between two points located 10 feet behind the front property line on the side property lines. In no case shall any portion of the setback line be less than 8 feet.

b. Rear yard - The minimum rear yard shall be ten feet. Accessory structures may be located in any portion of a required rear yard provided they do not encroach into a utility easement. Further, the drip line of an accessory structure shall not fall outside of the lot on which the accessory structure is installed.

c. Side yard - The minimum side yard setback on each side of a main building shall not be less than five feet except that on the street side of corner lots there shall be a side yard of not less than ten feet.

d. Garages and carports taking direct access from the street shall provide a minimum of 20 feet of parking space between the structure and the front or street side property line. When adjacent to an alley, they shall be no less than 15 feet from centerline of said alley."

Section 23. Section 20-14.3 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-14.3 CONDITIONAL USES.

The following uses may be permitted subject to the application for a conditional use permit per Section 20-21 of this Code.

- a. Churches, manses and other religious institutions.
- b. Public uses of a cultural type including libraries, museums, art galleries and other similar structures and facilities.
- c. Any use permitted in the R-1, R-2, R-3 and R-4 District, and if granted shall meet the setback requirements of that district.
- d. Mortuaries.
- e. Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and/or elevated pressure tanks.
- f. Health clubs.
- g. Heliports and helipads.
- h. Beauty and barber shops.
- i. Parking lots."

Section 24. Section 20-14.8 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-14.8 YARD REQUIREMENTS.

- a. Front yard - The minimum front yard setback shall be 15 feet.
- b. The minimum side and rear yards shall be as follows:
 1. Where a lot abuts the side or rear yard of a lot in any R District, the side or rear yard shall be no less than 10 feet for each story of the main structure.
 2. The street side of a corner lot shall be five (5) feet except that where a reverse corner lot rears upon a lot in any R District, the side yard on the street side shall not be less than 50 percent of the front yard required on the key lot.
 3. In all other cases, a side or rear yard is not required provided there is an easement on the adjacent lot to allow maintenance along the zero lot line.
- c. There are some areas of the city where there are physical and practical difficulties in providing a setback as required in a and b above. In such cases the Planning Commission may reduce the required set-back to not less than the setback required on the adjoining parcel(s).
- d. The ordinary projection of sills, belt courses, cornices, buttresses, ornamental features, rain gutters and eaves may extend up to 36 inches into a required yard. No building or projection thereof may extend into a utility easement or public right-of-way nor shall the dripline of any structure fall outside of the lot on which it is located."

Section 25. Section 20-15.7 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-15.7 YARD REQUIREMENTS

- a. The front yard setback shall be no less than ten feet.
- b. The minimum side or rear yard setback shall be as follows:
 1. Where a CN lot abuts a side or rear yard of any R District, the side or rear yard shall not be less than ten feet.

2. The street side of a corner lot shall be five (5) feet except that where a reverse corner lot rears upon a lot in any R District, the side yard on the street side shall not be less than 50 percent of the front yard required on the key lot.
3. In all other cases, a side or rear yard is not required provided there is a common wall or an easement on the adjacent lot to allow maintenance along the zero lot line.

c. There are some areas of the city where there are physical and practical difficulties in providing a setback as required in a and b above. In such cases the Planning Commission may reduce the required setback to not less than the setback required on the adjoining parcel(s).

d. The ordinary projection of sills, belt courses, cornices, buttresses, ornamental features, rain gutters and eaves may extend up to 36 inches into a required yard. No building or projection thereof may extend into a utility easement or public right-of-way nor shall the dripline of any structure fall outside of the lot on which it is located."

Section 26. Section 20-16.1 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-16.1 PURPOSE.

The General Commercial District is intended primarily to serve as the central trading district of the city along major arterials. This zone provides the accommodations for the sales of commodities, performance of services, repair facilities, wholesale and retail distribution of goods and services that are conducted entirely indoors. Parking, auto sales, nurseries, service stations, mobilehome sales and large vehicular equipment such as used in farming, trucking and open storage which is completely screened from view by a block wall are excluded from the provisions of being conducted entirely indoors."

Section 27. Section 20-16.3 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-16.3 CONDITIONAL USES.

The following uses may be permitted subject to the application for a conditional use permit per Section 20-21 of this Code.

- a. Electrical transmission or distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations.
- b. Churches and other religious institutions.
- c. Amusement centers and arcades.
- d. Lodges, social halls, fraternal organizations and clubs.
- e. Adult entertainment business as regulated by Chapter VI of the Municipal Code.
- f. Cabinet shops.
- g. Plumbing and sheet metal shops.
- h. Heliports and helipads.
- i. Schools and day care centers.
- j. Watchman's quarters
- k. Mini-storage warehouse complexes"

Section 28. Section 20-16.7 of the Ridgecrest Municipal Code is hereby amended and reenacted to read:

"20-16.7 YARD REQUIREMENTS.

a. The minimum front yard shall be five (5) feet except when a greater setback is found necessary during site plan review.

b. The minimum side or rear yards shall be as follows:

1. Where a General Commercial lot abuts a side or rear yard of any R District, the side or rear yard shall be no less than ten feet.
2. The street side of a corner lot shall be five (5) feet except that where a reverse corner lot rears upon a lot in any R District, the side yard on the street side shall not be less than 50 percent of the front yard required on the key lot.
3. In all other cases, a side or rear yard is not required.

c. There are some areas of the city where there are physical and practical difficulties in providing a five (5) foot setback as required in a and b above. In such cases the Planning Commission may reduce the required set-back to not less than the setback required on the adjoining parcel(s).

d. The ordinary projection of sills, belt courses, cornices, buttresses, ornamental features, rain gutters and eaves may extend up to 36 inches into a required yard. No building or projection thereof may extend into a utility easement or public right-of-way nor shall the dripline of any structure fall outside of the lot on which it is located."

Section 29. Section 20-17.1 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-17.1 PURPOSE.

To provide for heavy commercial land uses along major arterial streets where a mixture of commercial/light industrial type activities has or is expected to occur. This designation accommodates those heavy commercial land uses generally not appropriate to the General Commercial area. It is intended to attract both indoor commercial uses and some selected outdoor uses which are compatible with existing or future adjoining activities. It is further meant to serve in some cases as a buffer zone between more restrictive commercial, industrial and residential areas, and to screen residential areas from noises generated by the City's transportation corridors. It is intended that this district be used in appropriate locations along select major arterial streets such as West Inyokern Road and East Ridgecrest Boulevard in such a manner as to enhance the entrances to the City. All uses wherein the open storage of appropriate materials is required shall provide for the screening of such materials from the public view by an opaque fence of no less than six feet in height."

Section 30 Section 20-17.3 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-17.3 CONDITIONAL USES.

The following uses may be permitted subject to the application for a conditional use permit per Section 20-21 of this Code.

- a. Auto recycling yards.
- b. Churches and other religious institutions.
- c. Lodges, social halls, fraternal organizations and clubs.
- d. Amusement centers and arcades.
- e. Electrical distribution substations, gas regulator stations, communications equipment buildings, public service pumping stations and/or elevated pressure tanks.

- f. Junk yards.
- g. Schools and day care centers.
- h. Watchman's quarters."

Section 31 - Section 20-17.7 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-17.7 YARD REQUIREMENTS.

- a. Front yard - The minimum front yard setback shall be five (5) feet except when a greater setback is found necessary during site plan review.
- b. The minimum side and rear yards shall be as follows:
 - 1. The street side of a corner lot shall be five (5) feet except that where a Service Commercial lot abuts a side or rear yard of any R District, the side or rear yard shall be no less than ten feet.
 - 2. Where a reverse corner lot rears upon a lot in any R District, the side yard on the street shall be no less than 50 percent of the front yard required on the key lot.
 - 3. In all other cases, no side or rear yard is required.
- c. There are some areas of the city where there are physical and practical difficulties in providing a five (5) foot setback as required in a and b above. In such cases the Planning Commission may reduce the required setback to not less than the setback required on the adjoining parcel(s).
- d. The ordinary projection of sills, belt courses, cornices, buttresses, ornamental features, rain gutters and eaves may extend up to 36 inches into a required yard. No building or projection thereof may extend into a utility easement or public right-of-way nor shall the dripline of any structure fall outside of the lot on which it is located."

Section 32. Section 20-18.10 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-18.10 YARD REQUIREMENTS.

- a. Front yard - The minimum front yard setback shall be five (5) feet.
- b. The minimum side and rear yard abutting any residential or Professional Office district shall be ten feet.
- c. The street side of a corner lot shall be five (5) feet.
- d. No minimum side or rear yard is required except as provided above and as may be required during site plan review."

Section 33. Section 20-19.10 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-19.10 YARD REQUIREMENTS.

- a. Front yard - The minimum front yard setback shall be five (5) feet.
- b. The minimum side and rear yard abutting any residential or Professional Office district shall be ten feet.
- c. The street-side yard of a corner lot shall be five (5) feet.
- d. No minimum side or rear yard is required except as provided above and as may be required during site plan review."

Section 34. Section 20-20.2 of the Ridgcrest Municipal Code is hereby amended and reenacted to read as follows:

"20-20.2 GENERAL PROVISIONS.

a. Parking spaces shall have the minimum dimensions of nine feet by 20 feet, with a one-foot double stripe between spaces where required by adopted city standards. A recreation vehicle parking space shall have a minimum of ten feet in width and 24 feet in length.

b. Not more than 20 percent of the required parking spaces may be designed for compact automobiles. Every space so used shall be clearly marked as a compact space. The minimum dimensions for compact spaces shall be seven-and-one-half feet by 15 feet, with a one-foot double stripe between spaces where required by adopted city standards. The net aisle width shall not be reduced.

c. Tandem parking spaces may be permitted but shall be limited to use by residents or employees of the facility and shall be so assigned. Tandem parking as may be permitted will be regulated by the Site Plan Review process.

d. Net area - Coffee rooms, restrooms, hallways and mechanical rooms for heating and cooling shall not be used in calculating the required parking spaces unless otherwise stated as gross area. Where these areas are not known as in the case of a shell building, 15 percent of the gross square footage shall be deducted for the nonproductive use, the remainder of which shall be used to calculate the required parking.

e. When, after computing the number of parking spaces required, there appears a fractional requirement of one-half space or more, one additional parking space shall be required. If less than one-half, no additional space is required.

f. All parking for residential uses shall be on the same or adjacent lot, parcel or site. Parking for all other uses may be located no more than 500 feet from the subject area. Where the required off-street parking is provided for in this manner, a covenant, easement or other legal document acceptable to the approval authority shall be recorded for the benefit of the user prior to the use taking place.

g. Neither the side yard abutting a street or the front yard shall be used to meet the requirements for off-street parking purposes except in residential districts. Any use to the contrary requires a Conditional Use Permit, per Section 20-21.

h. All parking areas shall be paved with concrete, asphalt or other appropriate approved material as established by the Public Works Director. 4" curbing or wheel stops shall be provided around parking lots in all commercial, office and industrial districts. Planters shall not drain into parking lots so as to accumulate mud and water or other unsightly residue.

i. The off-street parking provisions of this article may be waived by the Planning Director for unattended public utility facilities.

j. Handicapped parking spaces shall be provided in all parking lots in accordance with applicable State regulations.

k. In no event shall any parking provided pursuant to this chapter be situated in such a way that vehicles entering the parking area required by this chapter shall be required to back onto any street or thoroughfare in order to leave said property. This provision shall not be applicable to any private residence in an area zoned for private residences. On streets which have not been designated as major or secondary streets, the approval authority is granted the power to permit backing onto such streets for multiple dwellings where such backing will not create a serious or dangerous traffic hazard.

l. At the time any change in use takes place in the commercial, office or industrial districts, the parking space requirements of the new use

shall be be complied with prior to change of use if there is sufficient land available on the same lot or contiguous lots under the same ownership. If such change occurs in an existing building and creates a need for an increase in parking spaces by 10 percent or more than exists on the site at the date of adoption of this chapter, such increase in parking facilities shall be provided on the basis of the increased requirements for the new use except that if the change in use creates the need for two or less parking spaces, no additional parking spaces shall be provided, except as follows:

In the event a change in use takes place on an improved parcel of land on which no previous parking was provided and there is no area on which to supply such parking, no additional parking need be provided subject to Planning Director's approval.

m. On the same premises with every building, structure or part thereof erected or occupied for manufacturing, storage, warehouse, goods display, department store, wholesale or retail market, hotel, restaurant, hospital, laundry, dry cleaning plant, bus terminal, or other uses similarly involving the receipt or distribution of vehicles carrying materials, merchandise or passengers, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with the public use of the streets or alleys. Required loading space may be included within the required parking space adjacent to a building.

n. One parking stall shall be provided per employee, or parking shall be provided as required elsewhere, whichever is greater.

o. In all residential zones in the city a recreational vehicle, boat or a boat trailer may be parked only in the following manner:

1. Outside of a structure in the side yard or rear yard area of a residential district provided that:
 - a. The recreational vehicle, boat or boat trailer, except for self-propelled recreational vehicles customarily used for ordinary transportation purposes when occupying a parking space shall not obstruct the access to required parking in the garage area.
 - b. In the event space is not accessible in the side or rear yard, a recreational vehicle, boat or boat trailer may be parked in the front setback area; a corner yard would be determined to have reasonable access to the rear yard unless a grade difference of three feet or more exists; in addition, a fence shall not be determined to prevent reasonable access.
2. No part of the recreational vehicle, boat or boat trailer may extend over the public sidewalk or public thoroughfare (right-of-way).
3. Parking is permitted only for storage purposes and any camper, recreational vehicle, boat or boat trailer shall not be:
 - a. Used as a dwelling unit.
 - b. Permanently connected to sewer lines, water lines or electricity; the recreational vehicle may be connected to electricity temporarily for charging batteries and other purposes.
 - c. Used for storage of goods, materials, or equipment other than those items considered to be part of the recreational vehicle, boat or boat trailer or essential for its immediate use.
4. Notwithstanding the provisions of this section, a recreational vehicle, boat or boat trailer may be parked

anywhere on the premises for loading or unloading purposes only as long as it does not overhang the public right-of-way.

5. A recreational vehicle, boat or boat trailer shall be owned or rented by the resident or guest of the resident on whose property the recreational vehicle or boat trailer is parked or stored.
6. A recreational vehicle, boat or boat trailer which is stored for a period of seventy-two hours or more shall not obstruct the vision of an adjoining property owner in obtaining access to a public right-of-way. Upon a determination by the Planning Director that the obstruction creates a potential safety hazard, the recreational vehicle, boat or boat trailer may be required to be relocated or removed from the site. The action of the Director may be appealed to the Planning Commission.
7. No person shall stop, stand or park an oversized vehicle on any lot or parcel in a residential district unless it is necessary to carry out work or service which requires the presence of such a vehicle on the lot or parcel. For the purpose of this section, an oversized vehicle is defined as a vehicle used for commercial purposes containing three or more axles.

p. Mobilehomes shall not be parked or stored on any residential lot.

This shall not preclude the establishment of a mobilehome as a residence as provided for elsewhere in this Code.

q. When parking standards for a use not specified in this chapter become necessary, it shall be the responsibility of the Director of Planning to so determine in writing and to have same incorporated within this article."

Section 35. Section 20-20.3 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20.20.3 RESIDENTIAL PARKING REQUIREMENTS.

Residential off-street parking requirements shall be as follows:

Single-family detached dwellings Two (2) open or enclosed spaces

Multi-family dwelling units:

1-bedroom 1 1/2 parking spaces per unit

2-bedrooms 2 parking spaces per unit

3 or more bedrooms 2 1/2 parking spaces per unit.
NOTE: In addition, one guest parking space shall be provided on site in a convenient and accessible location for each 5 residential units. Projects on sites with four or fewer units are exempt from this requirement.

Condominiums or townhouses:

1 bedroom 1 1/2 parking spaces/dwelling unit

2 bedrooms 2 parking spaces/dwelling unit

3 bedrooms or more 2 1/2 spaces/dwelling unit
NOTE: In addition, 1/3 parking space shall be provided for each

dwelling unit for guest parking and one space for each 5 units shall be provided for recreational vehicles.

Mobilehome park

2 parking spaces/dwelling unit plus 1 space for each 5 units for guests

Housing for elderly (public or federally assisted)

1 parking space/dwelling unit plus 1 parking space for each 5 units for guests"

Section 36. Section 20-20.8 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20.20.8 COMMERCIAL, INDUSTRIAL AND SPECIAL OFFICE USES.

For any use permitted in the Professional Office (PO) District except as hereinafter specifically set forth. For any use permitted in the Neighborhood Commercial (CN), Service Commercial (CS) or General Commercial (CG) District but not permitted in the Professional Office (PO) District except as hereinafter set forth.

One (1) parking stall per 200 square feet of gross floor area.

One (1) parking stall per 300 square feet of gross floor area.

For any use permitted only in the M1 or M2 Districts, except as hereinafter set forth.

One parking space for every 500 square feet of gross floor area or one parking space for each employee employed on the shift having the largest number of employees, whichever is the greater, and one parking space for each vehicle utilized in the use.

Automotive, boat and trailer

One parking stall per 300 gross sq. ft. sales or rental yards. of building for customers and guests. In addition, all other areas used for display and storage of vehicles shall be paved to City standards.

Retail nurseries

One (1) parking space for each 1,000 sq. ft. lumber yards and of gross land area devoted to open display other permitted uses or sales, provided that where such area customarily conducted exceeds 10,000 sq. ft., only one (1) parking in the open. space need be provided for each 5,000 square feet of such gross land area in excess of 10,000 sq. ft. This is in addition to the parking required for the enclosed building and underlying use.

Bowling alleys

Four parking spaces for each alley. Additional parking shall be provided for ancillary uses in accordance with this chapter.

Cocktail lounges

One (1) parking space for each 75 sq. ft. of gross restaurants, bars floor area or one (1) parking space for each four coffee shops. (4) fixed seats, whichever is greater.

Assembly Buildings

One (1) space for each three (3) fixed including stadiums, seats; if there are no fixed seats, one (1) sports arenas, for each 40 sq. ft. of gross floor area theaters, dance halls, used for assembly purposes. clubs and fraternal lodges and other places of assembly

Mini warehouses used for long-time open or enclosed storage of recreational vehicles, boats & household materials".

As required by the approval authority during site plan review

Section 37. Section 20-22.4 of the Ridgcrest Municipal Code is hereby amended and reenacted to read as follows:

"20-22.4 PROCEDURE.

a. Pre-application Conference

A conference between appropriate City staff and any referral agencies deemed necessary and the applicant shall take place prior to submission of the application. The purpose of this conference is to acquaint the City with the intentions of the applicant, to acquaint the applicant with the substantive and procedural requirements of this section and to identify City ordinances and improvement standards which create opportunities and/or pose significant constraints for the proposed development. The pre-application conference shall include, but not be limited to, the following subject matter:

1. Subject parcel: Its size, location and access; land use and development in the vicinity;
2. Proposed development: The type and placement of buildings and other improvements on the subject parcel and the proposed use and whether it is located in a flood or seismic hazard zone;
3. Public improvements: Type and amount of public facilities likely to be required by the development and method of providing and maintaining the same;
4. Location, type and method of maintenance of open space, landscaping and supporting facilities;
5. Proposed grading and site drainage;
6. Proposed internal circulation system, access and ingress points, and parking.

b. Staged Development

The pre-application conference shall include an exchange of information concerning the whole of the area intended by the applicant to be developed, even if such development is intended to proceed by stages, whether or not successive applications for additional site plan reviews are to be made.

c. Site Plan Submission

After the pre-application conference has been accomplished and the site plan map has been prepared and completed by the applicant, the applicant shall file said plans with the Planning Department. The application form, required number of copies and other technical details as may be required in support of the plan shall be an administrative responsibility of the Planning Department. The application shall be accompanied by the fee as required by Council. The applicant may be required to clarify, correct or supply additional information. The Planning Department shall

not accept a site plan for filing if the application does not conform to the standards prescribed in Subsection 20-22.4d.

d. Site Plan Map

The application shall be accompanied by the appropriate number of site plan maps, drawn at a reasonable scale on standard sheets, between 18 x 24 and 24 x 36 inches in size, which shall indicate the location of all known and proposed easements and improvements; type of improvements proposed to be demolished or relocated or constructed; and all evidence of a mapable nature including but not limited to:

1. a. Parcel dimensions.
 - b. All existing and proposed buildings and structures including their locations, dimensions, number of stories, and proposed use.
 - c. Yards and open spaces between buildings.
 - d. Enclosures, dividers, barriers, walls and fences (location, height, and type shown).
 - e. Off-street parking layout showing number of spaces, overall dimensions, internal circulation patterns and markings, and handicapped parking.
 - f. Access - pedestrian, vehicular, service, points of ingress and egress, improvements, and internal circulation.
 - g. Signs, if proposed, showing location, type, size and height, types of materials and lighting.
 - h. Loading areas - location, dimensions and internal circulation.
 - i. Open storage areas - location, size and use.
 - j. Landscaping - giving a basic description of existing and proposed types of landscaping and watering system, as applicable.
 - k. Lighting - location and type of any proposed exterior lighting devices.
 - l. Street dedications and off-site improvements, existing and proposed.
 - m. Vicinity map.
 - n. Date(s) of preparation and/or revision(s).
 - o. Name of person who prepared the plan along with the address and phone number where the person can be contacted during normal business hours.
 - p. North arrow and scale of drawing
 - q. Such other data as may be required by the Planning agency to make the required findings, such as title reports or other evidence of all easements or encumbrances.
2. Drawings and elevations but in no case shall plans submitted give less than the following information:
 - a. Elevations showing general appearance, materials and features of proposed buildings.
 - b. Roof overhangs and any other parts of the structures that protrude from the building surfaces.

- c. Floor area so as to determine necessary parking requirements.
 - d. Uses of each room (floor plans if available).
3. Minimum Landscaping Standards
- a. The purpose of this section is to establish the necessary criteria and standards for landscaping in the Multi-Family Residential, Commercial, Professional Office and Industrial Zones. The provisions of this section are intended to provide a transition between land uses and to promote an attractive visual environment thereby increasing the visual image of the City.
 - b. All projects in the R-2, R-3, R-4, PO, C and M Zones shall provide the following minimum coverage of landscaping.

R-2, R-3 and R-4	10% of net lot or site area
PO	7½% of net lot or site area
C	5% of net lot or site area
M	2½% of net lot or site area
 - c. No sign, foliage or structural features shall extend into the cross-visibility area between 3'6" and 7' above the surface of the public sidewalk, near entrance and exit points of a parking lot or a street intersection, or within the parking area.
 - d. All required landscaping shall be permanently maintained. If the landscaping is not maintained in a sound, healthy, attractive and weed-free manner then the city may have such maintenance performed including, but not limited to, the clearing of weeds and debris, replacement or repair of structures, irrigation systems, plantings or other landscaping features. The cost of any such maintenance and reasonable administrative costs shall be assessed against the property owner.
 - e. There are some areas of the city in which there are inherent practical and physical difficulties in providing landscaping in the percentages specified in 3.b above. In this case, the Planning Director may reduce the required percentages subject to Planning Commission review.
 - f. The Planning Commission shall, by resolution, from time to time adopt standards to regulate the types and quantities of landscaping and the methods of installation required pursuant to this section."

Section 38. Section 20-24.7 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-24.7 ACTION OF THE PLANNING COMMISSION.

- a. The Planning Commission may grant a variance to a regulation prescribed by this ordinance as applied for or in a modified form, if, on the basis of the application, investigation and evidence submitted, the Commission makes all the following findings:
 - 1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zoning ordinance.
 - 2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zoning district.

3. That strict or literal interpretation and enforcement of the specified regulations would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

b. The Planning Commission may grant a variance to a regulation prescribed by this ordinance with respect to off-street parking facilities or off-street loading facilities as the variance was applied for or in modified form, if, on the basis of the application, investigation and the evidence submitted, the Commission makes the findings prescribed in paragraph A of this section and the following additional findings:

1. That the granting of the variances will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic on the streets.
2. That the granting of the variance will not create a safety hazard or any other condition inconsistent with the objectives of the zoning ordinance.

A variance may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the Planning Commission may prescribe. The Planning Commission may deny a variance application.

A variance shall become effective upon the expiration of five (5) working days following the date on which the variance was granted unless an appeal has been taken to the City Council in accordance with Subsection 20-21.10."

Section 39. Section 20-25.8 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-25.8 ACTION OF THE CITY COUNCIL.

Upon receipt of an appeal, resolution or report of the Planning Commission, the City Council shall hold a public hearing provided, however, that if the matter under consideration is an amendment to a zoning ordinance to change property from one zone to another, and the Planning Commission has recommended against the adoption of such amendment, the legislative body shall not be required to take any further action thereon unless an interested party shall request such a hearing by filing a written appeal with the City Clerk of the legislative body within five working days after the Planning Commission decision. The City Clerk shall set the public hearing. Notice of time and place of said hearing shall be given in the time and manner prescribed under subsection 20-25.4 of this section.

The City Council shall make a specific finding in writing as to whether the amendment is required in order to achieve the objectives of the zoning ordinance and whether the amendment would be consistent with the purposes and application intended for the zoning district classification proposed and consistent with the General Plan.

The City Council may approve, modify, or disapprove the recommendation of the Planning Commission provided, however, that any modification not considered by the Planning Commission shall first be referred to the Planning Commission for consideration. In no event shall the Council review or hear evidence that was not heard by the Commission. This does not preclude the further explanation of evidence previously heard by the Commission. The Commission shall not be required to hold a public hearing thereon. Failure of the Planning Commission to report within 40 days of the referral shall be deemed to be approval of the proposed modification.

If the Council finds that the proposed change is required in its original or modified form, it shall enact an ordinance amending the regulations of this

chapter. If the Council finds that a change is not required, it shall deny the application."

Section 40. Section 20-26.2 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-26.2 DEFINITIONS.

"Accessory Sign" shall mean a sign that is secondary in purpose and that provides specific information concerning the business which is not indicated on the primary identification sign(s). Accessory signs indicate such services as store hours, accepted credit cards, quality ratings or affiliations, vacancies, etc.

"Aggregate area" shall mean the total area of all permanent signs on the premises.

"Architectural Features" shall mean a prominent or characteristic part of a building. Examples of architectural features are windows, columns, awnings, marquee and fascia.

"Attention-getting Devices" shall mean any flags, streamer, spinner, light, balloon or similar device or ornamentation used for purposes of attracting attention for promotion.

"Awning" shall mean a temporary shelter supported entirely from the exterior wall of a building and composed of non-rigid materials except for the supporting framework.

"Billboard" shall mean an off-premise sign which directs attention to a product, place, activity, person, institution, business or subject which is not related to the premises on which the sign is located.

"Building Frontage" shall mean the single longest building length or sum of building lengths facing either the street or the business parking lots and used for public approach.

"Canopy (or Marquee)" shall mean a permanent roof-like shelter, either freestanding or supported by a building.

"Changeable Copy Sign" shall mean an announcement sign, bulletin board, or sign which makes provisions for frequent changing of individual letters and other copy.

"Conforming Sign" shall mean a sign shall be said to conform when it meets all the standards and regulations established by this Chapter and the Uniform Building Code, as adopted by the City of Ridgecrest.

"Copy" shall mean any graphic, letter, numeral, symbol, insignia, text, sample, model, device, or combination thereof which relates to advertising, identification or notification.

"Directional Sign" shall mean an offsite or onsite incidental sign designed to guide or direct pedestrian or vehicular traffic.

"Ground Sign" shall mean a freestanding sign which is supported by itself by one or more uprights, poles, or braces in or upon the ground or by a structure other than a building. Also known as pole sign or monument sign.

"Illuminated Sign" shall mean a sign which is illuminated by an artificial light source provided for that function.

"Maintenance" shall mean the upkeep of signs and their support structures in a condition of good repair. This includes the replacement or repainting of sign faces which have been damaged or have otherwise lost their ability to convey the message intended. Maintenance does not include the changing of location, orientation, size or height of a sign.

"Marquee": See "canopy".

"Monument Sign" shall mean a freestanding sign with a solid base connected solidly to and arising from the ground." eight feet high and flush with the ground.

"Nameplate" shall mean a sign which displays only the name, address, and occupation of the occupant of the premises, is not illuminated and does not exceed four (4) square feet in area.

"Non-Conforming Sign" shall mean any sign which was lawfully erected or maintained prior to time of adoption of this chapter or which does not conform to this chapter.

"Off-Premises Sign" shall mean a sign that advertises goods, products, services, or facilities not found at the sign site. A sign that directs persons to a different location from where the sign is installed.

"On-site Temporary Real Estate Sign" shall mean a sign offering real property, personal property or a business or any combination thereof, for sale, lease or exchange and includes signs pertinent to property management. It does not include merchandise sold in the usual course of business.

"Portable Sign" shall mean a sign not permanently affixed to the ground or a structure whether it is on or off the premises it is intended to identify.

"Premises" shall mean a defined contiguous area of real property occupied by a business, institution, use or or group of uses.

"Projecting Sign" shall mean a sign which is attached to and projects from the structure or building face, and is not parallel to the structure to which it is attached.

"Roof Line" shall mean the top edge of the rood or top of the parapet, whichever forms the top line of the building silhouette.

"Roof Sign" shall mean a sign erected upon a roof or parapet wall of the building.

"Sign" shall mean any structured name, identification, description, symbol, display, illustration, or device, including component parts and paint in view of the general public and which directs attention to a product, place, activity, person, institution or business.

"Sign Area" - In computing the maximum permissible sign area or display surface, all signs shall be included in computing background area in square feet, standard mathematical formulas for known or common shapes will be used. In the case of irregular shapes, straight lines drawn closest to the extremities of the shape will be used. The structure or structure covers supporting a sign are not included in determining the sign area, unless the structure or structure covers contain advertising copy. The area of multi-faced signs shall be the total sum of all display surfaces.

"Sign Height" shall mean the vertical distance measured from the grade of the nearest street curb, or street grade other than on elevated roadway, to the uppermost point of the sign or structure.

"Statuary Sign" shall mean any sign which is the modeled, outlined, or sculptured likeness of a living creature or inanimate object. Embossing which projects more than four inches (4") beyond a sign face shall be considered modeling.

"Street Front" shall mean the portion of a parcel facing a public street other than the side of a corner lot.

"Temporary Sign" shall mean any sign or advertising display intended to be displayed, unless otherwise specified, for a period of less than thirty (30) days.

"Temporary Directional Sign" shall mean a sign which directs persons to an event, business location, or offering, which is not permanent in nature, such as a new housing development, and placed on-site or off-site.

"Time and Temperature Sign" shall mean a sign which provides information about time and temperature in the public interest without transmitting any advertising message.

"Useful Life" shall mean the useful life of a permanent sign shall be 15 years. The useful life of a temporary sign shall be for the duration of the event for which a sign is placed, but in no case shall be considered more than one year.

"Wall Sign" shall mean any sign painted on or attached parallel to the wall facing of a building and projecting not more than twelve inches (12"). This shall include permanent window signs.

"Window Sign" shall mean any sign affixed to or within three feet (3') of the inside of a window in view of the general public."

Section 41. Section 20-26.3 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-26.3 GENERAL REGULATIONS.

a. Basic design

1. A sign shall not aesthetically obstruct or interrupt a major unique architectural feature of the building to which it is attached.
2. Signs shall not be attached to trees or utility poles.
3. Signs may be attached to a fence or freestanding wall only when a ground sign is not present in the development. Exempted signs, as specified in paragraph b of this subsection may be attached in any case when no larger than six square feet.
4. Product or trade names are permitted as a part of a permanent sign only when that product identified is integral to the use on the premises.
5. Lighting, if provided, shall be contained within or pointed at the sign and shall not reflect into surrounding property, public streets, alleys, or highways. Gas discharge tube lighting may be used for advertising messages but not for outlining architectural features. Exposed bulbs are prohibited except when used for security purposes and time and temperature signs.
6. Signs shall be of such structural design that all framework of the sign shall be contained within the body of the sign in such a manner as to not be visible. Visible guy wires are prohibited.
7. Time and temperature signs may be permitted subject to the issuance of a conditional use permit. Such signs shall not bear any advertising message within the area used to display the time and temperature and shall not be considered part of the aggregate sign area of the premise. Advertising display may be placed on the frame or body of the sign and if an advertising message is contained in the text, it shall be considered as part of the aggregate sign area of the premise.
8. No permit for any sign shall be issued and no sign shall be constructed or maintained which has less horizontal or vertical clearance from communications lines and energized electrical power lines than that prescribed by the laws of the State of California or rules and regulations duly promulgated by agencies thereof.
9. No sign or its supports shall be erected in such a manner or location that will physically impede or cause hazardous obstruction or distraction to the visibility of vehicles or person traveling on regularly established public or private ways.

No signs, materials or structural features except poles or pilasters shall extend into the cross-visibility area between three feet six inches and seven feet above the grade of the nearest street curb. The cross-visibility area for the intersection of driveways and public rights-of-way or two public rights-of-way is defined as a triangle having two sides ten feet long and running along the driveway and public right-of-way, said length beginning at their intersection and the third side formed by a line connecting the two ends.

10. Regulations regarding permitted aggregate sign area, maximum height and minimum setback are outlined in Table 1 for each zone.
 - a. Sign area, in square feet, is determined where applicable by multiplying the length of one building frontage or street front as noted by the factor in parentheses, in Table I.
 - b. Businesses with frontage and primary auto access on parallel streets are permitted to consider each frontage separately when determining maximum sign area. The area for each frontage is not transferable to the opposite frontage.
 - c. Additional regulations affecting sign area, height, and setback are specified in subsection 20-26.4.
 - d. Businesses with direct alley accesses are permitted additional wall sign area equal to one-half (1/2) square foot multiplied by the length of the building facade facing that alley. The sign area for the alley frontage is not transferable to any other street frontage or building side and shall not be used for either a monument or ground sign.
11. Conditional uses shall meet the sign requirements of the zone in which the use is permitted.
 - a. Exempted Signs. The following types of signs are permitted in all districts unless otherwise noted, and shall neither require a building permit nor be considered part of the allowable aggregate area. Such signs shall be erected and maintained in accordance with the provisions of this chapter unless otherwise provided.
 1. Nameplate
 2. One "Open" and "Closed" sign not to exceed two square feet in area per frontage.
 3. Private information signs not exceeding one square foot, such as "Beware of Dog" or "No Soliciting", that contain no advertising message.
 4. Traffic and other municipal signs, signals, and notices which relate to the public welfare and safety which are erected by the City, County or State. Such signs shall be exempt from the Chapter's restrictions.
 5. Signs directing on-premise traffic and parking when less than six (6) square feet each, subject to Planning Department approval. Such signs are exempt from setback restrictions, when not exceeding three and one-half feet (3 ½') in height, as measured from top of nearest curb, but are not permitted within the public right-of-way.
 6. Memorial signs or tablets erected by governmental or historical agencies or names and dates carved in or affixed to buildings upon construction, or any sign of obvious historical value.
 7. The flag of any country, state, school, corporation or non-profit organization.

8. Signs showing the location of public telephones and signs placed by public utilities to show the locations of underground facilities.
9. Signs of a public, non-commercial nature used to indicate danger or to serve as an aid to public safety relating to road work or other construction activities.
10. Accessory signs not exceeding six (6) square feet in total aggregate area.
11. Temporary holiday graphics.
12. Directional, warning or information signs authorized by Federal, State or Municipal authority.
13. Signs in or on public buses or other public conveyances as permitted by City Council.

c. Prohibited Signs:

1. Signs, except window signs four (4) square feet or less, which move or simulate motion are prohibited. This shall include: flashing, blinking, animated, rotating signs, or signs whose illumination or surface change with time but shall not include time and temperature signs, or wall-mounted barber poles which project less than one foot (1').
2. Signs which emit audible sounds, odor or visible matter.
3. Attention-getting devices, except as provided for in Section 2604F.
4. Portable signs, unless they are displayed for a special event by a religious, charitable, or civic organization, and are limited to a time period not to exceed ten (10) day. Not more than four (4) such events shall be permitted in a calendar year. Portable price signs are permitted on a permanent basis for gasoline service stations as regulated in Subsection 20-26.4.b.1(b).
5. Signs which constitute a traffic hazard are prohibited. A sign shall be considered a traffic hazard:
 - (a) When its location is such as to interfere with traffic sight distances, traffic flow or the visual access to name or address of a nearby business or residence or a street or traffic sign.
 - (b) When its color, configuration, text, or location are such that they could be mistaken for or otherwise imitate a traffic sign or signal.
 - (c) If it is in the public right-of-way unless the sign conforms to Subsection 20-26.4.c.3.
6. Signs which bear or contain statements, words, or pictures of an obscene, untruthful, or misleading character.
7. Signs which are attached or otherwise portable or set on a motorized or non-motorized vehicle for the basic purpose of directing people to a business or activity located on that or any other premises. This section is not intended to prohibit typical reasonable business identification lettered on a motor vehicle.
8. Roof signs that project above a roof line."

Section 42. Section 20-26.4 of the Ridgcrest Municipal Code is hereby amended and reenacted to read as follows:

"20-26.4 SPECIFIC REGULATIONS.

a. Wall and Permanent Window Signs.

1. Wall and permanent window signs shall not be placed above the window sill of the second floor of the building unless the business is conducted above the first floor, in which case the sign shall not be placed above the window sill of the third floor nor above the maximum height allowed for the zone.
2. Murals and wall graphics shall be approved by the Planning Commission. Any written message shall be counted as part of the allowable aggregate sign area. In granting or denying approval, the Planning Commission shall consider the extent to which the proposal fulfills the following standards:
 - (a) The mural or graphic shall demonstrate artistic quality or theme as opposed to direct or indirect illustrative advertising.
 - (b) The colors and materials used shall be reasonably harmonious with those in the area and shall not be used for the exclusive purpose of calling attention to the mural or graphic.
 - (c) The subject matter shall not be calculated to deride any person, group of persons, or activity.

b. Ground Signs:

1. Each parcel or group of contiguous parcels developed as a unit is permitted one (1) ground sign structure. Additional ground signs are permitted only under the following conditions:
 - (a) Where a single business or development unit has frontage and primary public access on parallel streets, one (1) ground sign is permitted for each separate street frontage.
 - (b) Gasoline service stations are permitted one (1) separate non-illuminated price sign not to exceed forty (40) square feet in area or six (6) feet in height. The price sign shall be permitted even when pricing information is incorporated into the primary ground sign and can take the form of a permanent ground sign or portable sign.
 - (c) Fast-food restaurants with drive-up windows are permitted one (1) separate menu board adjacent to the drive-up lane not to exceed 25 square feet in area.
2. Accessory signs shall not be attached to ground sign structures.
3. Each premise in any commercial or industrial zone shall not place more than one-half (1/2) their permitted aggregate sign area on a ground sign.
4. Ground signs that display nameplates shall be considered single signs regardless of the number of nameplates attached.
5. The sign face(s) for any single freestanding onsite sign structure shall fit within a 10-foot x 20-foot rectangle.

c. Projecting Signs:

1. An activity is allowed one (1) projecting sign only when neither ground sign or a roof sign is present in the development.
2. Projecting signs are subject to the limitations specified in the Uniform Sign Code.

3. Projecting signs may project into the public right-of-way, not to include alleys, if they conform to all other provisions of this Code and as may be further provided by the Uniform Sign Code.
4. Signs may not project within two (2) feet of the curb lines.
5. Projecting signs may not exceed the maximum height limits permitted for the zone. Further, they may not extend vertically above the second floor window sill or, when there is no second floor, they may not extend above the parapet, eave, or roof line.

d. Canopy Signs:

1. Awnings, canopies, and marquees that project into the public right-of-way may have only individual cutout letters and/or symbols attached, painted, stenciled or otherwise placed on their faces.
2. Awnings, canopies and marquees may have a nameplate suspended beneath without being considered a projecting sign. The bottom of nameplates must be at least eight (8) feet above the sidewalk and cannot extend beyond the canopy or within two (2) feet of the curb line.
3. Signs attached above awnings, canopies, and marquees that are connected to buildings shall not extend beyond the maximum projections specified in the Uniform Sign Code. No projecting sign shall be permitted when signing is placed directly on canopies.
4. Signs shall not be attached above freestanding canopies.

e. Roof Signs:

1. One (1) roof sign is permitted for each business below the lowest roof peak for each building in the CN, CG, CS, M-1, and M-2 zones.
2. Signs are not permitted above the roof peak or parapet wall nor above the maximum height allowed for the zone.
3. The bottom of roof signs shall be mounted flush with the surface of the roof and shall not interrupt roof lines or other major architectural features.

f. Temporary Signs:

1. Unless specified, do not require a permit but must conform to all restrictions of this Chapter.
2. Temporary signs are not counted as part of the allowed aggregate area for permanent signs. However, the total area of temporary signs shall not exceed the total permitted for permanent signs.
3. No single temporary sign shall exceed 100 square feet in area.
4. Temporary signs shall not be attached to ground, projecting, or roof signs.
5. Attention-getting devices are permitted for special events subject to Planning Department approval, when limited to a period of no more than ten (10) days. No more than 3 special events shall be permitted in one calendar year.
6. One (1) non-illuminated sign denoting the intended use of the building, architect, engineer, contractor, builder, realtor, and financial backer may be permitted upon premises during construction, provided that such sign does not exceed sixty four (64) square feet in area and is no more than ten (10) feet in height. Such signs shall be removed prior to the final inspection of the project.

TABLE I

Regulations Regarding Permitted Aggregate Sign Area, Maximum Height, and Minimum Setback

Zone	Maximum Height				Aggregate Sign Area Total for All Permanent Signs
	Monument ***	Pole Signs **	Wall, Roof & Win. Signs	Minimum setback all except wall, projecting and monument signs***	
Single-Family Residential	N/A	N/A	N/A	N/A	N/A
Multi-Family	5'	N/A	20'	None	*(.33) x length of street frontage
Neighborhood Commercial	5'	20	30	5'	(1.5) x length of building frontage
Professional Office	5'	20' **	30' ****	5'	(1.5) x length of building frontage
General Commercial, Recreation, Schools & Public Use	5'	20' **	60'	5'	(2.0) x length of building frontage
Service Commercial	6'	20' **	60'	5'	(2.0) x length of building frontage
Light Industrial	8'	20'	40'	5'	(2.0) x length of building frontage
Heavy Industrial	8'	20' **	40'	5'	(2.0) x length of building frontage

* The Planning Commission may by use permit allow an increase in maximum aggregate area for conditional uses in this district and for lots wider than 60 feet.

** Plus one additional foot for every 5 feet of additional setback from the front and corner side yard but not exceeding 25 feet.

*** Not over 3'6" in cross-visibility area.

**** The Planning Commission may by use permit allow maximum height to vary depending on building height. The Planning Commission may by use permit allow an increase in maximum aggregate area for lots with less than 100' of allowable frontage.

7. One (1) temporary real estate sign for a subdivision may be permitted on each arterial or collector street within that subdivision. When there are no arterial or collector streets within the subdivision, one such sign may be permitted on a local street within the subdivision. It shall not exceed thirty-two (32) square feet on a side nor more than sixty four (64) square feet aggregate, nor be more than ten (10) feet in height. Such signs shall be non-illuminated. Such signs shall be removed after completion of sales activities on the property or subdivision by the builder or within 18 months, whichever occurs first.
8. One (1) onsite temporary real estate sign for each parallel street frontage of a lot pertaining to the lease, sale, financing or construction of a building or property provided it shall not exceed the following size and height limitations and is not illuminated.

TABLE II

Temporary Directional Signs

ZONE	AGGREGATE MAXIMUM AREA	GROUND SIGN MAXIMUM HEIGHT
Single Family Residential	16 sq. ft. per side 32 sq. ft. total	8 ft.
Multi Family Residential	32 sq. ft.	8 ft.
Office & Commercial	64 sq. ft.	10 ft.
Industrial	100 sq. ft.	10 ft.

9. A non-commercial sign expressing the opinion of the owner or occupant of the appurtenant property regarding political, religious, social, or economic topics of public interest shall be permitted so long as the message remains non-commercial in nature. Such signs shall not be placed on fences, trees, utility poles, street furniture, or in the public right-of-way. Only one (1) such sign, not exceeding an aggregate of thirty-two (32) square feet may be displayed per premise until it is no longer pertinent. Signs advocating a position regarding a specific candidate or proposition shall be removed no later than five (5) days after the election.
 10. Temporary directional signs subject to approval by the Planning Director. (See 20-26.4.G.2).
- g. Off-Premise Signs:
1. Billboards are allowed by Conditional Use Permit in the Service Commercial (CS) District and as provided in paragraph (b) below if the Planning Commission finds the following conditions to be present:
 - (a) That the location of a billboard applied for is consistent with the purposes of the sign regulations of this chapter as set forth in Statement of Purpose.

- (b) The sign may be placed only along and facing the following major highways in the General and Service Commercial Districts: State Route 178 and South China Lake Boulevard.
 - (c) Billboards shall not exceed 20 feet in height or 10' x 20' in display area per sign side.
 - (d) No other billboard shall be closer than three hundred (300) feet of another billboard along the same side of a street.
 - (e) All lighting (if provided) shall be indirect (i.e., not internally lighted).
 - (f) The sign shall be freestanding with the lowest point no less than seven feet (7') off the ground.
 - (g) The sign shall meet all other provisions of this chapter.
 - (h) The findings of Subsection 20-21.7 can otherwise be made.
2. Temporary directional signs are permitted for periods not exceeding sixty (60) days. No more than four (4) temporary directional signs shall be permitted in a one (1) year period. Where signs are to be displayed for longer periods of time, a Use Permit is required. In every case such signs must meet the following conditions:
- (a) The location of the directional sign applied for is consistent with the purposes of the sign regulations of this chapter as set forth in Subsection 20-26.1
 - (b) The sign shall display only the name and directions to the event, location, or offering.
 - (c) The sign shall be nonilluminated.
 - (d) The sign shall not exceed the size and height limitations in Table II.
 - (e) The sign is to be placed only at points where a turning movement is to be made.
 - (f) The sign shall not impair the visibility of another sign.
 - (g) The sign shall be removed after completion of activities on the property or subdivision or as specified in the conditions of the Use Permit.
 - (h) A cash deposit to cover the removal of the sign is required before the sign is erected, which is refundable upon proof that the sign has been removed. Fees required shall be as established by Council resolution.
3. Guide Signs:
- (a) Guide signs are intended to direct individuals to locations which are difficult to locate and are placed as a public service, not for promotional purposes.
 - (b) The Planning Commission shall approve the erection and maintenance of all guide signs when special circumstances warrant such construction."

Section 43. Section 20-26.6 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-26.6 PERMIT PROCEDURE.

a. All signs except exempt signs and most temporary signs require Planning Department approval prior to being erected, placed, altered, or moved, to insure compliance with the provisions of this chapter.

b. Where a use permit is required, it must be obtained from the Planning Commission prior to issuance of a building permit.

c. When an encroachment permit is required from the State Department of Transportation, it must be obtained prior to issuance of a building permit.

d. Three (3) sets of sign plans shall be submitted to the Planning and Building Departments for approval. The sign plan shall contain:

1. Address of sign location.
2. Name and phone number of owner.
3. Name, address and phone number of contractor or erector.
4. Site plan showing location of signs.
5. Elevation showing location on building or other structure including height of sign and any projection from building.
6. Elevation of sign showing dimensions and materials.
7. Construction details of typical sections for all applicable signs.
8. Sign valuation and, for electric signs, the number of transformers.
9. Lighting details.
10. Any other information necessary to determine compliance with this chapter.

Section 44. Section 20-26.7 of the Ridgecrest Municipal Code is hereby amended and reenacted to read as follows:

"20-26.7 NONCONFORMING SIGNS.

a. Nonconforming Signs - Termination Date

1. All legal nonconforming signs, billboards, and other sign structures which were erected and in existence prior to the effective date of this Ordinance, which were, at the time of such erection or establishment, in compliance with all then applicable statutes and ordinances but which do not meet the requirements of this Chapter, shall be permitted to remain in existence notwithstanding their nonconforming character. Thereafter, all such signs, billboards, or other sign structures shall be in violation of this Chapter, and subject to removal as in the case of any other illegal structure or use, subject to the exceptions herein set forth. This provision does not apply to existing signs which are subject to a written agreement providing for the removal of said signs after a fixed period of time.
2. All legally constructed existing signs on property annexed to the City after the effective date of this Chapter shall be permitted to continue as nonconforming signs for the period stated in Paragraph B of this subsection, effective starting as of the date of the annexation. Any changes to the signs or their structures in terms of location, orientation, size or height will require that all signs and their structures on the property, business, and/or development be brought into conformance with this chapter.
3. Zone Changes: Signs that are made nonconforming with the provisions of this Sign Ordinance, due to a change in zoning affecting the premise on which the sign is located, shall be permitted to remain in existence, notwithstanding their nonconforming character, for the period stated in Part B of this section, starting with the effective date of the zone change.

b. Removal

1. The Planning Director or Public Works Director may order the removal without compensation of any nonconforming sign, billboard or sign structure meeting any of the following criteria.
 - (a) Any advertising display erected without first complying with all ordinances and regulations in effect at the time of its construction and erection or use.
 - (b) Any advertising display which was lawfully erected but whose use has ceased, or the structure upon which the display has been abandoned by its owner, for a period of not less than 90 days. Temporary signs shall be deemed to be abandoned after the sale, event or campaign which they advertise has been completed.
 - (c) Any advertising display which has been more than 50 percent destroyed, and the destruction is other than facial copy replacement and the display cannot be repaired within 30 days of the date of its destruction.
 - (d) Any advertising display which is temporary.
 - (e) Any advertising display which is or may become a danger to the public or is unsafe.
 - (f) Any advertising display which constitutes a traffic hazard not created by relocation of streets or highways or by acts of any city or county.
 - (g) Any advertising display which has been altered or maintained in violation of any ordinance or regulation.

Except as provided elsewhere, the Planning Director or Public Works Director shall give thirty (30) days written notice to the owner of the building, structure or lot on which the sign is located to remove the sign or bring it into full compliance. The Planning Director or Public Works Director may order the immediate removal of any sign billboard or sign structure if in his opinion the conditions of the sign is such as to constitute an immediate threat to the safety of the public.

2. Any nonconforming onsite advertising structure for which there has been a prior agreement between the City and the owner of the sign calling for the removal of such structure, shall be removed as of the date set out in the agreement, and no compensation shall be provided.
3. Nonconforming onsite advertising structures not meeting Items 1 and 2 above which were located within an area shown as residential on the General Plan and zoned for residential use on the date on which the advertising structure was erected shall be abated and removed within 15 years of the date of adoption of this ordinance. Removal prior to said 15-year period may be required by the City Council pursuant to Part C of this section; however, except as provided elsewhere, compensation for such prior removal shall be paid on the basis of 1/15 of the duplication cost of construction of the display being removed multiplied by the number of years remaining before the expiration of said 15-year period.
4. Removal of all other nonconforming onsite advertising structures may be required at any time by the Planning Director, the Public Works Director, Planning Commission or the City Council. Except as provided elsewhere, compensation for such removal shall be paid on the basis of the greater of "fair market value" or "fair and just compensation" as defined herein.

- 5. Removal of any nonconforming offsite advertising structure not located in a residential area which was in existence on November 6, 1978 or was erected after that date and which complied with all regulations in effect at the time it was erected may be required at any time by Council. Compensation for such removal shall be paid as defined in the Eminent Domain Law (Title 3 of Part 3 of the Civil Procedure).
- 6. Removal without compensation of any nonconforming off-site advertising structure located in a residential zone district may be required by Council pursuant to Part C of this Section. In such cases the subject offsite advertising structure shall be allowed to remain in existence and amortized for the time periods represented in the following chart. Following the expiration of said time periods, the structure shall be removed.

<u>Fair Market Value on Date of Notice of Removal Requirement</u>	<u>Minimum Years Allowed</u>
Under \$1,999.....	2
\$2,000 to \$3,000.....	3
\$4,000 to \$5,999.....	4
\$6,000 to \$7,999.....	5
\$8,000 to \$9,999.....	6
\$10,000 and over.....	7

The amounts provided in this section shall be adjusted each January 1 after January 1, 1983, in accordance with the changes in building costs, as indicated in the United States Department of Commerce Composite Cost Index for Construction Costs.

- 7. The Planning Director shall order the removal of any moving, flashing, rotating or motion simulating sign features. Written notice shall be provided and all such features shall be deactivated within 30 days of such notice of nonconformity and no compensation shall be provided for any costs thereof.

c. Procedure

- 1. The Planning Department of the City of Ridgecrest shall provide notice to the owner of any nonconforming sign structure proposed to be removed pursuant to Sections 20-26.7.B.3, 4 and 6 above.

Such notice shall be sent by certified mail, signed receipt requested, to the owners of each premise or site on which the nonconforming sign structure is maintained. Such notice shall state when the sign is to be removed and shall cite the portion of this code under which such removal is ordered.
- 2. Such notice shall also inform the owner of his hearing rights as hereinafter provided:
 - (a) Within thirty (30) days of the giving of notice as hereinaabove provided, notice to be deemed to have been given upon receipt of signature card. Any owner who believes that the sign, billboard, or other sign structure the subject of the notice, is, because of some unusual circumstances, entitled to a longer period of time for purposes of depreciation or amortization, may appeal said notice and apply for an extension of nonconforming use shall be in writing and signed by the owner or his authorized agent, shall describe the premises and the nonconforming sign, billboard, or other sign structure, and state why an extension is needed, and shall be filed with the City Clerk. Any owner failing to make such appeal and application within the thirty (30) day period waives any right which he otherwise might have for an extension of time for the nonconforming use.
 - (b) The appeal and application shall be heard by the Council at a public hearing, and notice given the appellant-applicant

at least ten (10) days prior to said hearing. In hearing the appeal, the Council may consider all evidence relevant to the value, depreciation, and obsolescence of the sign, billboard, or other structure in question, including such depreciation schedule as may have been allowed or approved by the Internal Revenue Service.

- (c) At the conclusion of the hearing, the Council may deny the appeal and application or grant such extension of time for the continuation of nonconforming use as the Council finds justified by the evidence.

d. General

Any nonconforming sign, billboard or advertising structure which is remodeled, enlarged, relocated or otherwise reoriented, outside of a change of copy, shall only be remodeled, enlarged, relocated or otherwise reoriented in a manner which brings the sign, billboard or advertising structure into full conformance with this code.

Any nonconforming sign, billboard or advertising structure which is located on a site or structure which is subject to remodeling, enlargement or construction, outside of a change of copy, where such display is affected by the remodeling, enlargement or construction, shall be brought into full conformance with this code or removed from the site or structure.

Section 45. Section 20-26.8 of the Ridgecrest Municipal Code is hereby amended and reenacted to read:

"20-26.8 ADMINISTRATION AND ENFORCEMENT.

a. Administration: This Ordinance shall be administered by the Planning Director, who is authorized and directed to enforce all provisions of this Article. The Planning Director is authorized to promulgate procedures consistent with the purpose of this Chapter and is further empowered to delegate the duties and powers granted to and imposed upon him under this Chapter.

b. Inspection: Construction of all signs and their attachment is governed by the regulations of the Uniform Building Code, the Uniform Sign Code, and this Chapter as adopted by the City of Ridgecrest, and shall be inspected and approved by the Building Department.

c. Maintenance: All signs and supporting structures shall be kept in repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly painted and clean. The immediate surrounding premises shall be maintained free of weeds and rubbish. The Planning Director is authorized to order the painting, cleaning, or repair of signs which become dilapidated and the cleaning of the immediate premises. Such maintenance shall be completed within thirty (30) days of receiving written notice.

d. Any Conditional Use permit granted for a sign or signs shall become void if the sign is altered or relocated in any way which makes the sign in violation of the requirements of this Article or the conditions imposed upon the Use Permit when it was authorized.

e. Penalties: Failure to comply with the provisions of this Article shall subject the owner to the penalties provided for in infractions as otherwise provided in this Code.

f. Appeals: Any person aggrieved by any decision or order of the Planning Director or Public Works Director may appeal to the Planning Commission unless such denial is based on violations of the Uniform Building Code, the Uniform Sign Code or the National Electrical Code. Denial for these reasons must be appealed to the Board of Building Appeals. Appeals shall be in writing and must be filed in the Planning Department within ten (10) days of the date of the decision or order which is being appealed.

g. Comprehensive Sign Plans: Such plans, as described in Section 2605C, shall be administered by the Planning Director. The plans shall contain the

signature of the owner and/or developer and that written and graphic information required to fully describe what shall and shall not be permitted in the development. Those plans that do not violate this chapter's regulations shall be approved by the Planning Director. Those plans that would violate this Chapter's regulations may be approved by the Planning Commission if the plans conform with the intent of the Chapter and result in an improved relationship between the various parts of the development. Actions by the Planning Commission for comprehensive sign plans shall be governed by Section 21 (Conditional Use Permits)."

Section 46. Except as provided herein, the Ridgecrest Municipal Code is hereby reaffirmed and readopted.

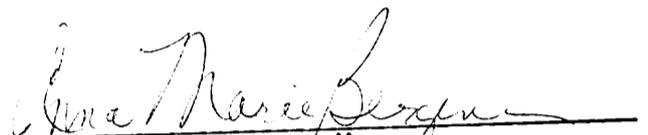
APPROVED AND ADOPTED this 2nd day of April, 1986, by the following vote:

AYES: Mayor Bergens, Councilmembers Mower, Condos, Pearson and Wiknich

NOES: None

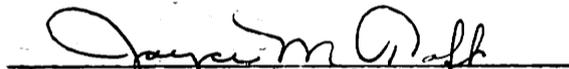
ABSTAIN: None

ABSENT: None



Anna Marie Bergens, Mayor

ATTEST:



Joyce M. Taft, City Clerk