

Article 20: West Lewis Street Planned District

(“West Lewis Street Planned District” added 3-27-2007 by O-19596 N.S.; effective 4-26-2007.)

Division 3: Zones

(“Zones” added 3-27-2007 by O-19596 N.S.; effective 4-26-2007.)

§1520.0301 Use Regulations

- (a) No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the purposes listed in Section 1520.0302.
- (b) No premises shall contain an establishment exceeding a total of 5,000 square feet in gross floor area.
- (c) No permitted use shall begin operating prior to 6:00 a.m. nor continue later than midnight of any day.
- (d) All activities associated with the permitted uses, except as noted, shall be contained entirely within the structures on the lot or premises.

(“Use Regulations” added 3-27-2007 by O-19596 N.S.; effective 4-26-2007.)

§1520.0302 Permitted Uses

- (a) Business and professional offices. These may include accountants, architects, attorneys, clerical agencies, contractors, doctors, engineers, financial consultants, insurance agencies, interior decorators, photographers, realtors, and graphic artists.
 - (1) Such lot or parcel may not be used by one or more practitioners who, among them medically treat, or medically or psychologically counsel, on a group or individual basis, five or more persons in one calendar year who have committed, been charged by criminal indictment or complaint, or convicted of, a sex-related offense outside the family unit as defined in the California Penal Code, Part 1, Title 9, Chapter 1, or in Sections 286, 286.5, 288, 288a, 289 of Chapter 5, or in Section 314 of Chapter 8, or any amendment or recodification or any such sections, if such lot or parcel is located within 1,000 feet of any premises occupied by an elementary, junior, or senior high school.

- (2) This restriction applies only to medical and counseling services which are directly related to physical or psychological treatment for the sex-related offenses committed and described in the above California Penal Code sections.
- (b) Retailing of consumer convenience goods and dispensing of consumer services from the following establishments:
- (1) Antique shops (incidental outdoor display permitted)
 - (2) Art stores and art galleries
 - (3) Banks (drive-up or drive through prohibited)
 - (4) Barber and beauty shops
 - (5) Bicycle shops
 - (6) Confectioneries and bake shops
 - (7) Custom shops for curtains, drapery, floorcovering and upholstery
 - (8) Drug stores
 - (9) Dry cleaning and laundry services
 - (10) Dry goods and notions stores
 - (11) Florists (incidental outdoor display permitted)
 - (12) Gift shops
 - (13) Hardware stores
 - (14) Hobby shops
 - (15) Home furnishing stores
 - (16) Jewelry Stores
 - (17) Liquor stores
 - (18) Locksmith

- (19) Music stores
 - (20) Photographic studios and retail outlets
 - (21) Restaurants (incidental outdoor seating permitted, drive-in or drive-through restaurants and live entertainment prohibited)
 - (22) Shoe sales and repair shops
 - (23) Stationers and bookstores (excluding adult book stores)
 - (24) Studios for art, dance, and music instruction
 - (25) Travel bureaus
- (c) Single-family and multi-family dwelling units at a maximum density of 17 dwelling units per acre.
 - (d) Signs, as identified in Section 1520.0402.
 - (e) Any uses which, the Planning Commission finds, in accordance with Process Four, to be similar in character to the uses enumerated in this section and which are clearly within the purpose and intent of the West Lewis Street Planned District Ordinance. The adopted resolution embodying any such finding shall be filed in the Office of the City Clerk.
(*“Permitted Uses” added 3-27-2007 by O-19596 N.S.; effective 4-26-2007.*)

§1520.0303 Property Development Regulations

- (a) No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any lot or premises be used unless the standards indicated in Table 1520-03A are observed:

Table 1520-3A
Property Development Standards

Minimum Lot Dimensions	
Lot Area	5000 square feet minimum
Street Frontage	50 feet minimum
Lot Width	50 feet minimum
Lot Depth	100 feet minimum
Minimum Yards	
Front	0 feet; 10 feet adjacent to residentially zoned lot
Rear	0 feet; 10 feet adjacent to residentially zoned lot (plus 3 feet for each story above 2)
Interior Side	0 feet; 4 feet adjacent to residentially zoned lot (plus 3 feet for each story above 2)
Street Side	0 feet
Floor Area Ratio	
Commercial Use	1.5
Height	
Structure Height	Maximum Height Limit shall be 30 feet.

- (b) Parking and driveways shall be in conformance with Chapter 14, Article 2, Division 5. Only one driveway is permitted per premises.
(*“Property Development Regulations” added 3-27-2007 by O-19596 N.S.; effective 4-26-2007.*)