

coverage for churches, synagogues, temples, etc., in any zone, subject to approval of a use permit.

**17.16.035 Size Limits on Large-Scale Retail Establishments**

A. Large-scale commercial buildings shall not exceed the retail size limits established for each commercial zone (see Sections 17.16.035, 17.38.020, 17.40.020, 17.42.020, 17.44.020, and 71.46.020)

B. Exceptions to Retail Building Size Limits

1. When an otherwise lawful retail establishment existed on the effective date of the size limits, such structure shall be considered a development non-conformity but may be continued, structurally altered, repaired or reconstructed so long as it is not increased, extended or enlarged beyond the gross floor area of the building that existed on that date.

To the extent practicable, the design guidelines for large-scale retail projects shall be applied to any alteration, reconstruction or repair that takes place after the effective date of the size limits.

**17.16.040 Height.**

The height of a building is the vertical distance from the average level of the ground under the building to the topmost point of the roof, including parapets. The average level of the ground is determined by adding the elevation of the lowest point of the part of the lot covered by the building to the elevation of the highest point of the part of the lot covered by the building, and dividing by two. (See Figure 8.) Height measurements shall be based on existing topography of the site, before grading for proposed on-site improvements. (Ord. 1365 (2000 Series)(part))

**Figure 8**

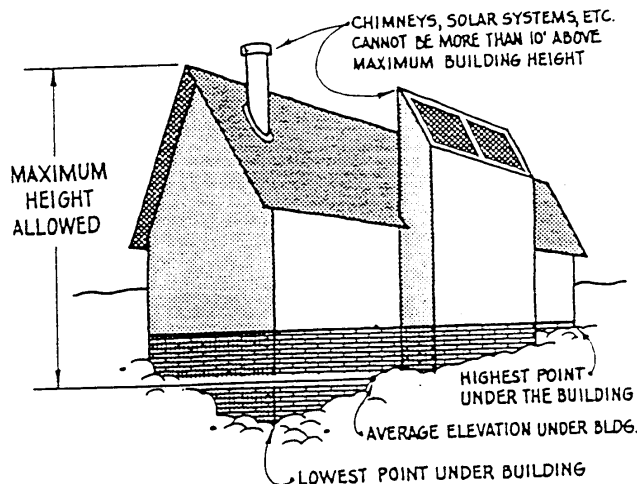


Table 5.5: Maximum Height by Zone

Zone	Maximum Height
R-1	25 ft. (up to 35 feet with approval of an administrative use permit)
R-2	35 feet
R-3	35 feet
R-4	35 feet
C/OS	35 feet
AG	35 feet
O	25 feet (up to 35 feet with approval of an administrative use permit)
PF	35 feet
C-N	35 feet
C-R	45 feet
C-C	35 feet
C-D	50 feet (additional height up to 75 feet may be approved, section 17.42.020.C.)
C-T	45 feet
C-S	35 feet
M	35 feet
BP	Varies by specific plan area (see section 17.49)

See also Section 17.16.020 for relationship of yards and building height.

Components of solar energy systems, chimneys, elevator towers, screening for mechanical equipment that is not integral with building parapets, vents, antennae and steeples shall extend not more than 10 feet above the maximum building height.

Commercial and governmental agency antennae may exceed the height limits for the zone in which they are located if such an exception is approved by the Director.

Any other exception to the height limits requires approval of a variance as provided in Chapter 17.60.

For height limits of signs, see Chapter 15.40. Sign Regulations. (Ord. 1085 - 1 Ex. A (part), 1987; Ord. 1006 - 1 (part), 1984; Ord. 941 - 1 (part), 1982: prior code - 9202.5(E))

### **17.16.050 Fences, Walls and Hedges.**

#### **A. Purpose and Application.**

1. The purpose of these regulations is to achieve a balance between concerns for privacy and public concerns for enhancement of the community appearance, visual image of the streetscape, overall character of neighborhoods, and to ensure the provision of adequate light, air, and public safety.
2. These regulations apply to any type of visible or tangible obstruction which has the effect of forming a physical or visual barrier between properties or between property lines and the public right-of-way, including but not limited to: any type of artificially constructed barriers of wood, metal, or concrete posts connected by boards, rails, panels, wire or mesh and any type of natural growth such as hedges, and screen plantings.