EXHIBIT A

ZONING ORDINANCE AMENDMENT CD-ZCA-2026-0009

DRAFT ZONING ORDINANCE AMENDMENT TEXT

AMENDMENTS TO CHAPTERS AND SECTIONS OF THE MOORPARK MUNICIPAL CODE – 5.08.070 (BUSINESS TAXES, LICENSES AND REGULATIONS - AMENDMENT AND DUPLICATE PERMIT), 5.32 (PAWNBROKERS, THRIFT SHOP OWNERS, AND SECONDHAND DEALERS), 16.60.50 (URBAN LOT SPLITS - PROCEDURE), 17.08.010 (APPLICATION OF DEFINITIONS), 17.12.010 (PURPOSE AND ESTABLISHMENT OF ZONES), 17.16.040 (URBAN RESIDENTIAL ZONES), 17.16.080 (OVERLAY ZONES), 17.16.100 (MIXED USE ZONES), 17.20.050 (PERMITTED USES IN OPEN SPACE, AGRICULTURAL, RESIDENTIAL, AND SPECIAL PURPOSE ZONES), 17.20.060 (PERMITTED USES IN COMMERCIAL AND INDUSTRIAL ZONES), 17.20.070 (PERMITTED USES IN MIXED USE ZONES), 17.24.020 (OPEN SPACE, AGRICULTURAL AND RESIDENTIAL ZONES DEVELOPMENT REQUIREMENTS), 17.24.025 (OPEN SPACE, AGRICULTURAL, AND RESIDENTIAL ZONE PROPERTY DEVELOPMENT STANDARDS – ADDITIONAL REQUIREMENTS), 17.24.035 (COMMERCIAL, INDUSTRIAL, AND SPECIAL PURPOSE ZONES DEVELOPMENT REQUIREMENTS), 17.24.055 (MIXED USE ZONE DEVELOPMENT REQUIREMENTS), 17.24.060 (MIXED USE ZONE DEVELOPMENT REQUIREMENTS – ADDITIONAL REQUIREMENTS), 17.28.020 (STANDARDS RELATING TO DWELLINGS), 17.28.030 (STANDARDS RELATING TO ANIMAL KEEPING), 17.28.090 (CHAIN STORES AND AESTHETICS ON HIGH STREET), 17.32.030 (LOADING SPACES), 17.32.040 (PARKING LOT DESIGN STANDARDS), 17.36.060 (STANDARDS FOR OVERLAY AND SPECIAL PURPOSE ZONES), 17.40.050 (SIGNS NOT REQUIRING A SIGN PERMIT), 17.40.095 (TEMPORARY DIRECTIONAL SIGNS FOR SPECIAL EVENTS IN THE OLD TOWN COMMERCIAL (C-OT), PLANNED COMMUNITY (P-C), AND INSTITUIONAL (I) ZONES, 17.40.100 (PERMITTED SIGNAGE IN RESIDENTIAL, INSTITUTIONAL, AND OPEN SPACE ZONES), 17.40.110 (COMMERCIAL/INDUSTRIAL ZONES), 17.40.130 (PROHIBITED SIGNS), 17.44.030 (ZONING CLEARANCE), 17.44.040 (DISCRETIONARY PERMITS AND EXCEPTIONS), 17.44.050 (AMENDMENTS TO THE GENERAL PLAN, SPECIFIC PLANS, ZONING MAP AND ZONING CODE), 17.44.100 (MODIFICATION, SUSPENSION AND REVOCATION)

(Revisions to the following code language is shown in legislative format to show proposed changes.)

CHAPTER 5.08 – Business Registration Permit

5.08.070 Amendment ~~and duplicate~~ to permit.

A. Any addition or deletion of the name, telephone number or address of any business owner or change of the address at which a business is conducted is an amendment. A permit or application may be amended at the request of a permittee as long as the ownership of that business has not been transferred to a new owner or the business has not been terminated. The applicant shall ~~pay the permit amendment fee at the time of requesting the amendment~~request the amendment in writing.

~~B. If a permittee files a sworn statement that a permit has been lost or destroyed, and pays the duplicate permit fee as established by city council resolution, the city may issue a duplicate permit.~~

Chapter 5.32 – Pawnbrokers~~, Thrift Shop Owners,~~ and Secondhand Dealers

5.32.010 Definitions.

As used in this chapter:

"Junk" means any scrap, waste, reclaimable material, or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed or other use or disposition.

"Pawnbroker" is any person who, in the course of business, buys, sells or deals in secondhand goods, wares or merchandise other than motor vehicles or junk and provides loans secured by goods, wares or merchandise.

"Secondhand dealer"~~ or "thrift shop owner"~~ is any person who, in the course of business, buys, sells or deals in secondhand goods, wares or merchandise other than motor vehicles or accepts secondhand goods, wares or merchandise in part payment coincidentally with the sale of new goods, wares or merchandise in the regular course of business.

5.32.020 Permit.

A. No person, as a principal, shall engage in the business of secondhand dealer ~~or thrift shop owner~~ without first obtaining a business registration permit.

B. No person, as a principal, shall engage in the business of pawnbroker without first obtaining a business registration permit.

5.32.030 Permit application.

Any person desiring to obtain a business registration permit required by Chapter 5.08 for a pawnbroker~~, thrift shop,~~ or secondhand dealer use must make a written application to the Moorpark police department stating, in addition to the general information required by Chapter 5.08 of this title, the following information:

A. Residence address of the applicant and the address of the place of business;

B. Name under which the business is to be transacted;

C. Names and addresses of all persons having an ownership interest in the business.

5.32.050 Receipt reports.

Each day that a pawnbroker~~, thrift shop owner~~ or secondhand dealer operates its business, the pawnbroker~~, thrift shop owner~~ or secondhand dealer must provide to the Moorpark police department a completed report, on forms supplied by the Moorpark police department, showing all goods, wares and merchandise purchased or received during the day preceding the filing of such report. The report must be presented in person or via electronic mail or fax on or before two (2:00) p.m. to the Moorpark police department. The Moorpark police department must retain the report for a period of three years from the date upon which it is filed.

5.32.060 Inspection.
All goods, wares and merchandise purchased or received by any pawnbroker~~, thrift shop owner~~ or secondhand dealer, shall be promptly open for inspection at all times during business hours to any officer of the Moorpark police department.

5.32.070 Retention of goods.
It is unlawful for any pawnbroker~~, thrift shop owner~~ or secondhand dealer to sell or dispose of any article or thing unless at least 72 hours has elapsed since the article or thing was first reported to the Moorpark police department as having been purchased or acquired, unless the article or thing is sold or disposed of to a person holding a business registration under the provisions of this chapt er.

Chapter 16.60 – Urban Lot Splits

16.60.50 Procedure.
A. Urban Lot Split. The applicant for an urban lot split shall first submit for urban lot split approval from the planning division. The planning division shall determine whether the request meets the eligibility requirements for an urban lot split.
B. Final Parcel Map. Upon approval of an urban lot split, the applicant shall file a final parcel map with the city engineer, and shall be approved ministerially. ~~pursuant to Chapter 16.32.~~
~~C. An urban lot split application shall follow the processing procedures for a final parcel map as set forth in Chapter 16.32, except for as provided in this chapter.~~
C.~~D.~~ Effective Date and Time Limits.
1. Expiration of Urban Lot Split. Urban lot split approval of an urban lot split for which a final parcel map has not been recorded as a final map shall expire within 24 months of the date of approval.
2. Applicants shall be required to resubmit for urban lot split approval from the planning division if a final map has not been recorded within 24 months of the initial urban lot split approval.
D. ~~E.~~ Fees. Fees associated with an urban lot split application shall be consistent with fees associated with a lot line adjustment or as updated by the fee schedule in place at the time of permitting.

Chapter 17.08 – Definitions

17.08.010 Application of definitions.
"Banquet, ~~or~~ event facility or conference/convention center" means a place where the public may gather to dance, meet, engage in catered dining or other types of gathering. Such facilities may be used for banquets, dance hall, weddings, etc.

"Commercial kitchen", also known as a ghost kitchen, means a food facility devoted to the commercial preparation, production, and cooking of food and beverages for off-site consumption.

~~"Conference center/convention center" means an urban facility for the assembly of persons for study and discussion, which includes permanent structures for dining, assembly and overnight accommodation.~~

"Data Center" means a facility for housing computing and data storage systems and equipment.

"Data Center, Accessory Use" means utilities, utility lines, electrical substations, pump stations, water towers, mechanical equipment, and environmental controls (air conditioning or cooling towers, fire

suppression etc.), redundant/backup power supplies, redundant data communications connections, and high security facilities when located on the same tract or parcel as a Data Center.

Dwelling, Two-Family. "Two-family dwelling" or "duplex" means a building containing two separate dwelling units.

"Emergency room" means a hospital-based facility staffed and equipped to provide unscheduled initial evaluation and treatment of patients presenting with medical conditions requiring immediate attention.

"Farmers market" means an outdoor establishment where farmers and other vendors sell produce and other goods directly to consumers and where vendors selling produce comprise at least 50% of the vendors. Farmers markets are considered a temporary use and are not open daily.

~~"Firewood operation" means any commercial operation involving the cutting, sawing or chopping of wood in any form for use as firewood on property other than that on which the operation is located, irrespective of where such wood is grown.~~

~~"Fish farm" means any lot or premises where aquatic animals, including mollusks and crustaceans, are raised commercially in an area not enclosed by a building.~~

"Funeral home" means a facility that facilitates the sale of funeral and memorial service-related items and may allow memorial services/viewings. Body preparation may occur at the facility, but does not include on-site cremation or a cemetery.

"Greenhouse" means a building, typically consisting of primarily glass or plastic windows, in which plants are grown. ~~Minimum property line setbacks shall be 20 feet.~~

~~"Greenhouse (small)" means a greenhouse with a total floor gross area less than 1,000 square feet.~~

~~"Greenhouse (medium)" means a greenhouse with a total floor gross area between 1,000 square feet and 20,000 square feet.~~

~~"Greenhouse (large)" means a greenhouse with a total floor gross area greater than 20,000 square feet.~~

~~"Green industry" means the manufacture of equipment, accessories, or components of products known to reduce energy consumption such as solar panels or wind turbines, or that use recycled and/or repurposed materials to create new products.~~

"Hospital" means a licensed institution providing in-patient care or overnight accommodations for persons with illnesses, injuries, or other conditions, physical or mental, calling for medical treatment or observation, including one or more of the following basic services: anesthesia, laboratory, nursing, pharmacy, radiology, rehabilitation or surgery. Hospital shall include emergency rooms.

~~"Motion picture and television production studio" means a fixed place of business where filming activities (motion or still photography) are regularly conducted upon the premises.~~

"Outdoor sales and services, temporary" means such temporary outdoor uses as ~~sidewalk~~ outdoor sales (except swap meets), seasonal sales and auctions.

"Recycling center" – A facility for collecting recyclable materials such as metals glass, plastic, and paper. It may perform limited processing: bailing, batching, or sorting. Includes bins, boxes, cans, kiosks, reverse vending machines, trucks/trailers/vans.

"Restaurant" means an establishment where food or beverages are prepared and sold directly to customers for consumption on or off the premises. This definition includes cafés, coffee shops,

delicatessens, and similar eating or drinking establishments, but does not include boardinghouses, bed-and-breakfast establishments, or commercial kitchens that do not regularly serve walk-in customers.

"Retail trade" means businesses such as auto supply stores, book and stationery stores, camera shops, clothing and fabric stores, department and variety stores, drugstores, florists, food stores, furniture stores, gift and novelty shops, hardware and paint stores, home furnishings stores, household appliance stores, jewelry stores, liquor stores, music stores, newsstands, pet stores, shoe stores, sporting goods stores, thrift stores, toy and hobby shops and used merchandise stores.

"Self-storage Facility" means a business in which customers rent storage units within a building for storage of possessions.

"Swap meet or flea market" means a market operating for the sale or exchange of merchandise at retail by a number of sellers. This does not include a "garage sale," which is a sale from a residence or residential property of personal property which has been owned or used previously by an individual or resident residing on the premises where the sale is conducted. This does not include farmers markets.

"Tattoo shop" means an establishment that engages in the business of body modification made by inserting ink, dyes, and/or pigments, either indelible or temporary, into the dermis layer of the skin to form a design. Micropigmentation and/or microblading to improve or replace lost coloring on skin such as eyebrow or eyelash enhancement shall be considered ancillary to a primary personal service use, where otherwise permitted.

Chapter 17.12 – Establishment of Zones, Boundaries, and Maps

17.12.010 Purpose and establishment of zones.

In order to classify, regulate and segregate uses of lands and buildings; to regulate the height and size of buildings; to regulate the area of yards and other open spaces around buildings; and to regulate the density of population, the following classes of use zones and their subzones are established:

A. Open ~~space~~ Space (O-S) zone;

B. Agricultural ~~exclusive~~ Exclusive (A-E) zone;

C. Rural ~~agricultural~~ Agricultural (R-A) zone;

D. Rural ~~exclusive~~ Exclusive (R-E) zone;

E. ~~Reserved;~~ Institutional (I) zone;

F. Single-~~family~~ Family ~~residential~~ Residential ~~low~~ Low (R-L) zone;

G. Single- ~~family~~ Family ~~residential~~ Residential (R-1) zone;

H. Medium ~~density~~ Density ~~residential~~ Residential (R-2) zone;

I. Multifamily ~~density residential~~ Residential (R-3) zone;

J. Trailer Park Development (TPD) zone;

~~J~~K. Commercial ~~office~~ Office (C-O) zone;

~~K~~L. Neighborhood ~~commercial~~ Commercial (C-1) zone;

~~L~~M. General ~~commercial~~ Commercial (C-2) zone;

~~M~~N. Commercial ~~planned~~ Planned ~~development~~ Development (C-P-D) zone;

~~N~~O. Industrial ~~flex~~ Flex (I-F) zone;

~~O~~P. Industrial ~~park~~ Park (M-1) zone;

~~P~~Q. Limited ~~industrial~~ Industrial (M-2) zone;

~~Q. Planned Community (P-C) zone;~~

R. Specific ~~plan~~ Plan (S-P) zone;

S. Old Town ~~commercial~~ Commercial (C-OT) zone;

~~T. Specific plan—downtown overlay (SP-D) zone;~~

~~U~~T. ~~Mixed~~ Mixed-~~use~~ Use ~~low~~ Low ~~district~~ (MUL) zone;

~~V~~U. ~~Mixed~~ Mixed-~~use~~ Use ~~medium~~ Medium (MUM) zone;

~~W~~V. ~~Mixed~~ Mixed-~~u~~Use ~~district~~ District (MUD) zone.

Chapter 17.16 – Purposes of Zones

17.16.040 Urban residential zones.

A. Single-Family Residential Low (R-L) Zone. The purpose of this zone is to provide for and maintain areas which are appropriate for single-family dwellings on individual lots at a lower density.

B. Single-Family Residential (R-1) Zone. The purpose of this zone is to provide for and maintain areas which are appropriate for single-family dwellings on individual lots.

C. Medium Density Residential (R-2) Zone. The purpose of this zone is to provide for and maintain residential areas allowing single-family, two single-family dwelling units or a two-family dwelling unit, or multifamily developments on lots which meet the minimum area requirements of this zone.

D. Multifamily Residential (R-3) Zone. The purpose of this zone is to provide for and maintain a mix of attached multifamily residential housing types.

E. Trailer Park Development (TPD) Zone. The purpose of this zone is to regulate trailer parks, trailer courts, mobilehome parks, and public trailer camps

17.16.080 Overlay Zones.

A. The purpose of overlay zones is to superimpose particular zones on existing base zones, thus establishing additional regulations and either reducing or extending permitted uses.

~~B. Specific Plan — Downtown (SP-D) Overlay Zone. The purpose of this overlay zone is to provide for special design standards and to control uses within the downtown core area.~~

17.16.100 Mixed use zones.

A. Mixed Use Low (MUL) Zone. The purpose of this zone is to provide for neighborhood-serving ~~goods~~ retail and commercial services and/or multifamily residential in a mixed-use format (vertical or horizontal). Buildings in this designation will be designed to be walkable with wide sidewalks, active street frontages, and minimal setbacks from the back of the sidewalk.

B. Mixed Use Medium (MUM) Zone. The purpose of this zone is to provide for a mix of commercial, office, and housing ~~development~~ in either single use or multiple use buildings to achieve project feasibility. Buildings will contain active ground floor uses located at or near the sidewalk with housing or office ~~next~~ located behind ~~to~~ or above.

C. Mixed Use District (MUD) Zone. The purpose of this zone is to allow larger sized properties to be developed with a mix of uses that may include buildings developed for a single use (such as retail, office, restaurant, and housing) and/or structures that integrate multiple uses vertically (such as housing above ground level retail). ~~Typically, s~~Such projects shall establish a compact, walkable, "village-like" environment where buildings are grouped along external and internal street frontages and pedestrian-oriented pathways, plazas, and opens spaces that provide enhanced connections between residential and commercial development~~, with parking located in structures or subterranean.~~. ~~—~~A model for redevelopment of underutilized commercial centers.

Chapter 17.20 – Purposes of Zones

17.20.050 Permitted uses in open space, agricultural, residential and special purpose zones.

Permitted uses in open space, agricultural, residential and special purpose zones are set forth in Table 17.20.050 ~~and in the conditions of approval of any applicable residential planned development permits~~. In addition to the entitlements required by Table 17.20.050, a planned development permit is required for all residential development of 10 or more units. All uses, as applicable, shall comply with Moorpark Municipal Code Title 5, Business Taxes, Licenses and Regulations

Table 17.20.050
PERMITTED USES IN OPEN SPACE, AGRICULTURAL, RESIDENTIAL, AND SPECIAL PURPOSE ZONES

— = Not permitted

P = Permitted

AP = Administrative Permit

ZC = Permitted by Zoning Clearance

TUP = Permitted by Temporary Use Permit

CUP = Permitted by Conditional Use Permit

RPD = Residential Planned Development

Zones	O-S	A-E	R-A	R-E	R-L	R-1	R-2	R-3	TPD
A. Agricultural Uses (minimum lot size of 5 acres required)									
1. Animal husbandry as a primary use in accordance with Ch. **17.28**									
a. Without structures	ZC	ZC	ZC	ZC	-	-	-	-	-
b. With structures of total gross floor areas per lot:									
Less than 1,000 sq. ft.	ZC	ZC	ZC	ZC	-	-	-	-	-
1,001-20,000 sq. ft.	AP	ZC	AP	-	-	-	-	-	-
20,001-100,000 sq. ft.	CUP	ZP	-	-	-	-	-	-	-
>100,000 sq. ft.	CUP	-	-	-	-	--	-	-	-
2. Animal hospitals, for large animals	CUP	CUP	CUP	-	-	-	-	-	-
3. Apiculture in accordance with Ch. **17.28** (1-acre minimum lot area)	ZC	ZC	ZC	ZC	ZC	ZC	-	-	-
4. Crop production where no structures are involved	ZC	ZC	ZC	ZC	-	-	-	-	-
5. Greenhouses with a total gross floor area per lot:									
Less than 1,000 sq. ft.	ZC	ZC	ZC	ZC	-	-	-	-	-
1,001-20,000 sq. ft.	AP	AP	AP	AP	-	-	-	-	-
>20,000 sq. ft.	CUP	CUP	-	-	-	-	-	-	-
6. Kennels and catteries (domestic) see Ch. **17.28**	CUP	CUP	CUP	CUP	-	-	-	-	-
7. Commercial boarding, equine or other similar animals (minimum lot size of 1 acre)	ZC	ZC	ZC	ZC	-	-	-	-	-
8. Wholesale nurseries, tree farms and ornamental plant farms including container plants (see Ch. 17.28). *Only allowed in these zones when within overhead electrical utility corridors	AP	AP	AP	AP	-	AP*	-	-	-
9. Wildlife sanctuaries	CUP	CUP	-	-	-	-	-	-	-
10. Commercial cannabis activity except as provided in Table 17.20.050(D)(18) and (19)	-	-	-	-	-	-	-	-	-
11. Cultivation of industrial hemp	-	-	-	-	-	-	-	-	-
12. Industrial hemp warehousing, and manufacturing and processing	-	-	-	-	-	-	-	-	-
B. Residential Uses									
1. Bed and breakfast inns	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-
2. Family day care homes (small)	P	P	P	P	P	P	P	P	P

Zones	O-S	A-E	R-A	R-E	R-L	R-1	R-2	R-3	TPD
3. Family day care homes (large)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
4. Home schooling	P	P	P	P	P	P	P	P	P
5. Transitional and supportive housing (structure subject to the same zoning requirements, permitting procedures, and regulatory requirements as other residential uses of the same type in the same zoning district)	P	P	P	P	P	P	P	P	-
6. Residential care facility located within an existing residential structure ~~(structure subject to the same zoning requirements, permitting procedures, and regulatory requirements as other residential uses of the same type in the same zoning district)~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
a. 6 or fewer persons	P	P	P	P	P	P	P	P	P
b. 7 or more persons	-	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP
7. Dwellings, single-family									
a. Standard construction, including manufactured and factory-built housing consistent with Ch. **17.28** (for 10 or more homes constructed in the R-A, R-O, R-E, O-S, A-E, R-L, R-1, R-2, and R-3 zones a planned development permit is required.	AP	AP	AP	AP	AP	AP	AP	AP	AP
b. Less than 10 affordable senior housing units when in compliance with Ch. **17.64**	-	-	-	-	AP	AP	AP	AP	-
c. Accessory dwelling units when in compliance with Ch. **17.28**	P	P	P	P	P	P	P	P	-
8. Dwellings, two-family or 2 single-family dwellings on 1 lot									
a. 2 dwelling units	-	-	-	AP	AP	AP	AP	AP	-

Zones	O-S	A-E	R-A	R-E	R-L	R-1	R-2	R-3	TPD
b. 2 dwelling units for affordable or senior housing units when in compliance with Ch. **17.64**	-	-	-	AP	AP	AP	AP	AP	-
9. Dwellings, multiple-family (3 or more units)									
a. ~~Less than 10~~9 or fewer dwelling units, affordable or senior housing units when in compliance with Ch. 17.64 ~~(for 10 or more homes constructed in the R-A, R-L, R-E, R-1, R-2, and R-3 zones a planned development permit is required)~~	-	-	-	AP	AP	AP	AP	AP	-
~~b. Less than 10 affordable or senior housing units when in compliance with **Ch. 17.64**~~	~~-~~	~~-~~	~~-~~	~~AP~~	~~AP~~	~~AP~~	~~AP~~	~~AP~~	~~-~~
~~c~~b. 10 or more dwelling units or senior housing units when in compliance with Ch. 17.64 ~~(residential planned development permit required for any project resulting in 10 or more units)~~	-	-	RPD	RPD	RPD	RPD	RPD	RPD	RPD
10. Mobilehome parks in compliance with the applicable standards of the zone in which it is located. It shall include recreation facilities with minimum distance between structures of 10 ft. and minimum distances between accessory structures of 6 ft.	-	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP
11. Model homes, temporary office for the sale of homes or lots in a subdivision that are part of an approved tentative map and when there is a model complex plan/temporary office plan approved by the community development director ~~(temporary construction trailers require a temporary use permit)~~	-	AP	AP	AP	AP	AP	AP	AP	-

Zones	O-S	A-E	R-A	R-E	R-L	R-1	R-2	R-3	TPD
12. Residential short-term rental units	-	-	-	-	-	-	-	-	-
C. Public and Quasi-Public Uses									
1. Places of religious assembly, with or without schools and/or social services, including emergency shelters	-	-	CUP	CUP	CUP	CUP	CUP	CUP	-
2. Social clubs with or without alcoholic beverage sales	-	-	CUP	CUP	CUP	CUP	CUP	CUP	-
3.Colleges and universities	-	-	-	CUP	-	-	-	-	-
4. Energy production from renewable resources	CUP	CUP	CUP	-	-	-	-	-	-
5. Governmental uses including, but not limited to, city offices, community rooms, fire stations, human service centers, libraries, police stations, public utility facilities	CUP	-	CUP	CUP	CUP	CUP	CUP	CUP	-
6. Utility structures (electrical boxes, transformers and valve apparatus that have no covered floor area and are attached to the ground by poles, columns or pedestals shall not require a zoning clearance)	AP	AP	AP	AP	AP	AP	AP	AP	AP
7. Wireless communications facilities									
a. Major wireless communications facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
b. Minor wireless communications facilities	AP	AP	AP	AP	AP	AP	AP	AP	AP
c. Collocation wireless communications facilities (consistent with definition of "collocation facility" in §**17.42.020**)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC

Zones	O-S	A-E	R-A	R-E	R-L	R-1	R-2	R-3	TPD
d. Modification of existing wireless communication facilities that is not a substantial change (pursuant to §6409(a) of Middle-Class Tax Relief and Job Creation Act of 2012)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
D. Accessory and Miscellaneous Uses									
1. Animal keeping as an accessory use when the primary use is residential in accordance with the requirements of **Ch. 17.28**									
a. Apiculture (minimum lot size: 1 acre)	ZC	ZC	ZC	ZC	ZC	ZC	-	-	-
b. Aviaries (minimum lot size: 5 acres)	AP	AP	AP	AP	-	-	-	-	-
c. Farm animals including horses and ponies subject to the requirements of Ch. **17.28**	P	P	P	P	P	-	-	-	-
d. Pet animals are allowed in all zones subject to the requirements of Ch. **17.28**	P	P	P	P	P	P	P	P	P
e. Wild animals subject to the requirements of Ch. **6.24**	AP	AP	AP	-	-	-	-	-	-
2. Accessory structures									
a. Balcony, deck, patio covers, room additions, or storage sheds (sheds and other similar structures as described in §17.24.025.A.7.b are permitted)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	-
b. Fences and walls ~~less than~~ 6 ft. or less and retaining walls ~~less than~~ 3 ft. or less in height, paving and decks when constructed lower than 30 in. above the immediate surrounding natural grade. ~~(No building permit required)~~	P	P	P	P	P	P	P	P	P

Zones	O-S	A-E	R-A	R-E	R-L	R-1	R-2	R-3	TPD
c. Fences and walls greater than 6 ft. and retaining walls greater than 3 ft. in height, paving and decks when constructed higher than 30 in. above the immediate surrounding natural grade.	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
d. Swimming, wading, ornamental pools, or spas where a building permit is required	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
e. Swimming, wading, ornamental pools, or spas where a building permit is not required	P	P	P	P	P	P	P	P	P
~~3. Antenna or flagpole, ground mounted, noncommercial~~									
~~a. <35 ft. high~~ 3. Antenna or flagpole that is ground-mounted, noncommercial, and no taller than 35 feet	~~A~~P	~~A~~P	~~A~~P	~~A~~P	~~A~~P	~~A~~P	~~A~~P	~~A~~P	~~A~~P
~~b. >35 ft. high~~	~~CUP~~	~~CUP~~	~~CUP~~	~~CUP~~	~~CUP~~	~~CUP~~	~~CUP~~	~~CUP~~	~~CUP~~
4. Dwelling, caretaker	AP	AP	AP	AP	AP	AP	AP	AP	AP
5. Dwelling, employee housing	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
6. Dwellings, farm labor (see Ch. **17.28**)	ZC	ZC	ZC	ZC	-	-	-	-	-
7. Home occupation when conducted in an existing residence and consistent with the requirements of §17.28.020.B	P	P	P	P	P	P	P	P	P
8. Maintenance and minor repair to buildings involving structural alterations	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
~~9. Temporary motion picture, television, or still photography production (see §**17.28.120**)~~	~~TUP~~	~~TUP~~	~~TUP~~	~~TUP~~	~~TUP~~	~~TUP~~	~~TUP~~	~~TUP~~	~~TUP~~
~~10~~9. Mobilehomes or recreation vehicle as temporary dwelling on the site	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP

Zones	O-S	A-E	R-A	R-E	R-L	R-1	R-2	R-3	TPD
of an active building permit during construction									
~~11~~10. Produce stands (see Ch. **17.28**)	ZC	ZC	ZC	ZC	ZC	-	-	-	-
~~12~~11. Garden, community	AP	AP	AP	AP	AP	AP	AP	AP	AP
~~13~~12. Recreational facilities	CUP	-	CUP	CUP	CUP	CUP	CUP	CUP	-
~~14~~13. Storage of building materials in accordance with the requirements of Ch. **17.28**	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
~~15~~14. Storage, open, consistent with Ch. **17.28**	P	P	P	P	P	P	P	P	P
~~16. Soil testing for wells, foundations, septic systems and similar construction~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~17~~15. Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP
~~18~~16. Commercial cannabis activity	-	-	-	-	-	-	-	-	-
~~19~~17. Indoor personal cultivation of cannabis of up to 6 plants per private residence when consistent with Health and Safety Code §11362.2 (outdoor personal cultivation of cannabis is prohibited)	P	P	P	P	P	P	P	P	P

17.20.060 Permitted uses in commercial and industrial zones.

Permitted uses in commercial and industrial zones are set forth in Table 17.20.060~~ and in the conditions of approval of any applicable commercial and industrial planned development permits~~. In addition to the entitlements required by Table 17.20.060, a planned development permit is required in all commercial and industrial zones for any new construction of building floor area 10,000 square feet or greater in commercial zones and 50,000 square feet or greater in an industrial zone, and an administrative permit is required in all commercial and industrial zones for any new construction of less than 10,000 square feet of building floor area in a commercial zone and less than 50,000 square feet of building floor area in an industrial zone. All uses, except for those specifically identified as outdoor uses, shall be operated within a building. Prior to the issuance of a zoning clearance, a discretionary permit, or an exception, the community development director shall verify that the site, use or structure has an approved planned development permit or administrative permit if needed in accordance with this section and Chapter **17.44**. All uses shall comply with Moorpark Municipal Code Title **5**, Business Taxes, Licenses and Regulations

Table 17.20.060
PERMITTED USES IN COMMERCIAL AND INDUSTRIAL ZONES

- = Not permitted
P = Permitted
AP = Administrative Permit
ZC = Permitted by Zoning Clearance
TUP = Permitted by Temporary Use Permit
CUP = Permitted by Conditional Use Permit

Zones	C-O	C-1	C-P-D / C-2	C-OT	M-1	M-2	I	I-F
A. Retail and Service Uses								
1. Adult businesses when in compliance with §§ **17.24.040(M)**, 17.78.050 and Ch. **5.18**	-	-	-	-	ZC	ZC	-	-
2. Alcoholic beverage sales for off-site consumption when in conjunction with another city-approved retail or service use other than automobile service station or liquor store								
a. Beer and/or wine	-	AP[3]	AP[3]	AP[3]	AP[3]	AP[3]	-	AP[3]
b. Beer, wine and other alcoholic beverages	-	AP[3]	AP[3]	AP[3]	AP[3]	AP[3]	-	AP[3]
3. Automobile/light truck/motorcycle								
a. Brakes, oil changes, tires and shock sales and installation, tune-ups and other light service and repair (with or without hydraulic lifts)	-	CUP	AP[3]	-	AP[3]	AP[3]	-	-

b. Car washes, self-service or automatic with or without automotive services stations	-	-	CUP	-	CUP	CUP	-	-
c. Engine rebuilding, transmission repair, steam cleaning, auto body, painting	-	-	-	-	CUP	CUP	-	-
d. Parts and supplies	-	ZC	ZC	-	ZC	ZC	-	-
e. Rental	-	-	AP	-	AP	AP	-	-
f. Sales, with or without service and parts	-	-	CUP	-	CUP	CUP	-	-
g. Service stations with or without mini-marts and with or without beer and wine sales for off-site consumption	-	-	CUP	-	-	CUP	-	-
4. Body piercing and/or tattoo	AP	AP	AP	AP	-	-	-	AP
5. Building supplies	-	-	AP[3]	AP[3]	-	AP[3]	-	AP[3]
6. Hay and feed sales	-	-	-	CUP	-	CUP	-	CUP
7. Hotels, motels, boardinghouses and bed and breakfast inns when in compliance with Ch. **5.44**	CUP	CUP	CUP	CUP	-	-	-	CUP
8. Kennels and catteries								
a. 8 or fewer animals	-	-	-	-	AP[3]	AP[3]	-	-
b. 9 or more animals	-	-	-	-	CUP	CUP	-	-
9. Liquor stores (when located no closer than 1,000 ft. of any other liquor store or public or private school)	-	CUP	CUP	CUP	-	-	-	CUP
10. Commercial cannabis activity								
a. Prohibited in all zones, except as required by state law, as provided in "b" below	-	-	-	-	-	-	-	-
b. Nonstorefront retail (delivery only) medicinal cannabis business in a physical premises only when any property line at the proposed location is more than 600 feet from the nearest property line of any existing residentially-zoned property, school, park, licensed daycare facility or youth center, or place of religious assembly	-	-	-	-	CUP	-	-	-

11. Nurseries (retail) with or without container grown plants when all equipment and supplies kept in an enclosed area	-	-	AP	-	-	-	-	CUP
12. Nurseries (wholesale and/or retail) with or without container grown plants when all equipment and supplies kept in an enclosed area	-	-	-	-	-	AP	-	CUP
13. ~~Pawnshops~~ Pawnbrokers when in compliance with Ch. **5.32**	-	-	AP	-	-	-	-	-
14. Pest control services	-	-	-	-	AP[3]	AP[3]	-	-
15. Private post offices, parcel services, copy centers	ZC	ZC	ZC	ZC	-	-	-	-
16. Psychics, fortunetelling, and spiritual advisors when in compliance with Title 5 of this code	ZC[4]	ZC[4]	ZC[4]	-	-	-	-	-
17. Recreational vehicle storage yards when not located on parcels adjacent to arterial roads or freeways as shown on the Moorpark Circulation Element Moorpark Network Map and with or without a caretaker dwelling	-	-	-	-	-	CUP	-	-
18. Recycling centers	-	-	CUP	-	CUP	CUP	-	-
19. Recycling drop-off bins when located in an area determined by the community development director not to be in conflict with parking, vehicle or pedestrian circulation	ZC	ZC	ZC	ZC	ZC	ZC	-	ZC
20. Rental and leasing of large equipment with or without outdoor storage and repair	-	-	-	-	AP[3]	AP[3]	-	-
21. Retail shops and personal service establishments~~, except as otherwise indicated in this table, including, but not limited to, antiques, art and craft dealers and supplies, bakeries, barbers, beauty salons, bicycle sales/service, books and~~	-	ZC	ZC	ZC	-	-	-	ZC

~~stationery, camera/photo stores including on-site processing, carpet and flooring sales/cleaning/installation, clothing and fabric stores, computer sales and service, department and variety stores, dry cleaners, electronic equipment sales and service, florists, food markets, gift and novelty stores, hardware and tool stores, home and office furniture and equipment sales, home appliance sales and service, housewares sales, jewelry stores, key and locksmiths, music stores (including recorded music and musical instrument sales, service, and lessons), newsstands, paint stores, party supply sales and rental, pet grooming, pet sales and supplies, pharmacies, photography studios, pool and spa sales and supplies, shoe stores, sporting goods and equestrian supplies, small equipment rental (no outdoor storage), toy and hobby stores, video/DVD/CD sales and rental, wireless sales/service,~~ and uses which the community development director determines to be similar when in compliance with § **17.20.030**								
22. Laundry Service								
a. Heavy	-	-	-	-	ZC	ZC	-	-
b. Light	-	ZC	ZC	-	-	-	-	-
c. Laundromat	-	ZC	ZC	-	-	-	-	-
~~22~~23. Warehousing with limited distribution conducted within a retail sales establishment combined with limited distribution and/or warehousing not exceeding 40% of gross floor area of the	-	-	AP[3]	-	-	-	-	AP[3]

building/tenant space in which it is located								
~~23~~24. Retail sales in the M-1 and M-2 zone limited to a maximum of 20% of the gross floor area of the building in which it is located. In an industrial complex the 20% shall be computed on the basis of the cumulative total floor area of the industrial planned development (IPD)	-	-	-	-	AP	AP	-	AP
~~24~~25. Retail sales (temporary) in the M-1, ~~and~~ M-2 and I-F zones. Issuance of a temporary use permit shall take the place of a zoning clearance	-	-	-	-	TUP	TUP	-	TUP
~~25~~26. ~~Thrift stores,~~ ~~s~~Secondhand shops, consignment stores when in compliance with Ch. **5.32**	-	~~-~~ZC	~~AP~~ZC	~~AP~~ZC	-	-	-	ZC
~~26~~27. Tobacco sales[6]								
a. Retail smoking products stores, as defined in Ch. **8.32**	-	-	CUP	-	-	-	-	-
b. Sale of tobacco products and electronic cigarette (vaping) products from retail establishments other than retail smoking products stores	-	AP	AP	AP	-	AP	-	-
c. Smoking and vaping lounges where tobacco and vaping products are sold for on-site consumption (e.g., cigar lounges, hookah lounges, vaping lounges) other than retail smoking products stores	-	-	-	-	-	-	-	-
~~27~~28. Industrial hemp								
a. Industrial hemp product retail sales, stand-alone retail store (consistent with the requirements of § **17.28.080**)	ZC	ZC	ZC	ZC	-	-	-	ZC
b. Industrial hemp product retail sales, accessory (sales display area limited to a maximum of 5% of the retail	P	P	P	P	-	-	-	P

floor area of the establishment in which it is located)								
B. Eating and Drinking Places								
1. Bars with or without entertainment, including, but not limited to, cocktail lounges, cabarets[6]	-	-	CUP	CUP	CUP	CUP	-	CUP
2. Breweries, microbreweries, wineries/tasting rooms, distilleries, with or without restaurant and with or without outdoor seating and with or without entertainment	-	-	CUP	CUP	CUP	CUP	-	AP
3. Restaurants and similar establishments engaged primarily in the retail sale of prepared food for on-site or off-site consumption in accordance with the restrictions below:								
a. Restaurants exceeding 3,000 square feet (including dedicated restaurant outdoor seating), with or without outdoor entertainment and/or on-site consumption of alcoholic beverages.~~With or without entertainment and with or without on-site consumption of beer and wine and other alcoholic beverages and with or without outdoor seating~~	-	CUP	AP[3]	AP[3]	AP[3]	AP[3]	-	AP[3]
b. Restaurants 3,000 square feet or less (including dedicated restaurant outdoor seating), with outdoor entertainment and/or on-site consumption of alcoholic beverages.	-	CUP	AP[3]	AP[3]	AP[3]	AP[3]	-	AP[3]
c. Restaurants 3,000 square feet or less (including dedicated restaurant outdoor seating), without outdoor entertainment or on-site consumption of alcoholic beverages.	-	ZC	ZC	ZC	ZC	ZC	-	ZC
~~b~~d. With drive-in or drive-through facilities, except as otherwise permitted under "limited-service beverage	-	-	CUP	-	-	-	-	-

and food establishment with drive-through" below ~~(sale of alcoholic beverages from the drive-in or drive-through facilities is prohibited) with or without outdoor seating (only permitted in the C-P-D zone)~~								
~~c~~e. Outdoor dining when in compliance with § **17.28.135** (outdoor dining located on public right-of-way shall be permitted with an Encroachment Permit in compliance with Ch. **12.04**)	-	AP	AP	AP	AP	AP	-	AP
4. Limited-service beverage and food establishment with drive-through[7]	-	CUP	-	-	-	-	-	-
5. Commercial kitchen, when not ancillary to an existing restaurant	-	-	-	-	AP	-	-	AP
C. Office and Professional Uses								
1. Financial services								
a. Banks and other financial institutions, except those set forth below	ZC	ZC	ZC	ZC	ZC	-	-	ZC
b. Check cashing, payday loan, and vehicle title loan establishments (only permitted in C-P-D zone)	-	-	ZC	-	-	-	-	-
~~c. Automated/automatic teller machines (ATMs)~~	~~ZC~~	~~ZC~~	~~ZC~~	~~ZC~~	~~ZC~~	~~-~~	~~-~~	~~ZC~~
2. Laboratories: research and scientific	ZC	-	ZC	-	ZC	ZC	-	ZC
a. Industrial hemp research and testing laboratory	CUP	-	-	-	CUP	-	-	CUP
3. Professional and administrative offices, including, but not limited to: accounting, advertising agencies, chiropractic, collection services; dental, direct mail marketing companies, employment agencies, engineering services, insurance, investment; medical, optical and related	ZC	ZC	ZC	ZC	ZC	ZC	-	ZC

health services; planning services (not including hospitals or urgent care), real estate services; secretarial services, travel agencies, and uses which the community development director determines to be similar when in compliance with § **17.20.030**								
~~4. Veterinary offices and animal hospitals~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
4. Veterinary offices and animal hospitals								
a. Without boarding (keeping of animals indoors and on-site for medical purposes shall not be considered boarding)	ZC	ZC	ZC	ZC	ZC	ZC	-	ZC
b. With boarding indoors or outdoors (8 or fewer animals)	-	-	AP[3]	-	AP[3]	AP[3]	-	AP[3]
c. With boarding indoors or outdoors (9 or more animals)	-	-	CUP	-	CUP	CUP	-	-
5. Animal rescue or animal shelter								
a. 8 or fewer animals	-	-	AP[3]	-	AP[3]	AP[3]	-	-
b. 9 or more animals	-	-	CUP	-	CUP	CUP	-	-
6. Massage establishments when in compliance with Ch. **5.48**								
a. Massage establishments with 4 or more massage stations, or where 20% or more of the floor area is dedicated to massage services (only permitted in the C-P-D zone)	-	-	CUP	-	-	-	-	-
b. Massage establishments at day spas, salons, or similar uses with 3 or fewer massage stations, provided that less than 20% of the floor area is dedicated to massage services	ZC	ZC	ZC	ZC	-	-	-	CUP
7. Motion picture and television production	-	-	CUP[1]	-	CUP	CUP	-	CUP
D. Manufacturing, Assembly, Distribution, and Warehousing Uses								
1. Cement, concrete and plaster	-	-	-	-	-	CUP	-	-

2. Distribution and transportation facilities	-	-	-	-	CUP	CUP	-	-
3. Heavy machinery repair, including trucks, tractors and buses	-	-	-	-	-	CUP	-	-
4. Manufacturing, assembly, and product fabrication, including, but not limited to, appliances, cabinets, cleaners, clothing, computers, cosmetics, detergents, electronics, furniture, leather products, machinery, medical and scientific instruments, paper, perfumes, pharmaceuticals, photographic and optical goods, plastic products, signs and advertising displays, soap, textiles and other uses which the community development director determines to be similar when in compliance with § **17.20.030**	-	-	CUP[1]	-	ZC[4]	ZC[4]	-	ZC[4]
5. Outdoor storage when in conjunction with a city approved use and when all storage is screened by a 6-ft. high masonry wall or solid fence that is architecturally matched to the primary structure	-	-	AP[3]	-	AP[3]	AP[3]	-	AP[3]
6. Self-storage or mini-storage when not located on parcels adjacent to arterial roads or freeways as shown on the Moorpark Circulation Element Moorpark Network Map and with or without a caretaker dwelling	-	-	-	-	CUP	CUP	-	-
7. Warehousing	-	-	CUP[1,2]	-	ZC[4]	ZC[4]	-	ZC[4]
8. Welding	-	-	-	-	AP	AP	-	CUP
9. Industrial hemp warehousing, and manufacturing and processing (except that the process of combining prepared industrial	-	-	-	-	-	-	-	-

hemp ingredients with other products shall be allowed as an accessory use within a permitted processing or assembly use, with a zoning clearance)								
E. Public and Semi-Public Uses								
1. Amusement and recreational facilities as defined in Ch. **17.08**								
a. Arcades (video and computer) and cyber cafés	-	ZC	ZC	ZC	-	-	-	ZC
b. Health clubs, gymnasiums, fitness centers, and fitness studios for uses such as martial arts, yoga, dance, and other similar uses or combination of uses								
i. Up to 10,000 sq. ft.	-	ZC	ZC	ZC	ZC	-	-	ZC
ii. Over 10,000 sq. ft.	-	AP[3]	AP[3]	AP[3]	AP[3]	-	-	ZC[3]
c. Auditoriums, community centers, dancehalls, banquet facility, event facility, and indoor motion picture theaters (service of food or alcohol may require additional permits)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
d. Billiard and pool establishments, and bowling alleys, without alcohol	-	-	AP	AP	-	-	-	AP
e. Billiard and pool establishments, and bowling alleys, with alcohol	-	-	AP[3]	AP[3]	-	-	-	AP[3]
2. Community care facility, 7 or more persons	CUP	CUP	CUP	-	-	-	-	-
a. Community care facility, ~~six~~ 6 or fewer persons	AP	AP	AP	-	-	-	-	-
3. Emergency shelters (see Ch. **17.28**) (*allowed in C-2 zone only, not permitted in C-P-D zone; emergency shelters are also allowed in conjunction with permitted places of religious assembly)	-	-	ZC*	-	-	-	-	-
4. Single room occupancy unit development in compliance with the requirements of Ch. **17.28** (*allowed in C-2 zone only, not permitted in C-P-D zone)	-	-	ZC*	-	-	-	-	-
5. Social clubs without alcohol	-	-	AP	-	AP	-	AP	AP
6. Social clubs with service of alcohol	-	-	CUP	-	CUP	-	CUP	CUP

7. Energy production from renewable resources	-	-	-	-	-	CUP	CUP	CUP
8. Energy storage within a building	-	-	-	-	-	-	-	-
9. Governmental uses, including, but not limited to, city offices, community rooms, fire stations, human service centers, libraries, police stations, public utility facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
10. Hospitals including urgent care	CUP	-	AP[3]	-	AP[3]	-	AP[3]	-
11. Places of religious assembly, with or without schools and/or social services, including emergency shelters								
a. Up to 5,000 sq. ft.	CUP	AP	AP	AP	AP	CUP	CUP	CUP
b. Over 5,000 sq. ft.	CUP	AP[3]	AP[3]	AP[3]	AP[3]	CUP	CUP	CUP
12. Private education facilities including, but not limited to, colleges and universities, elementary, middle and high schools	CUP	CUP	AP[3]	AP[3]	AP[3]	-	CUP	CUP
13. Private training facilities, including, but not limited to, professional and vocational schools, art and craft schools, music schools not part of a music store, and driver training schools	CUP	CUP	AP[3]	AP[3]	AP[3]	-	-	AP[3]
14. Recreational facilities, private	-	-	AP[3]	AP[3]	AP[3]	-	CUP	AP[3]
15. Utility structures (electrical boxes, transformers and valve apparatus that have no covered floor area and are attached to the ground by poles, columns or pedestals shall not require a zone clearance)	AP	AP	AP	AP	AP	AP	AP	AP
16. Wireless communications facilities, in accordance with the requirements of Ch. **17.42**								
a. Major wireless communications facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
b. Minor wireless communications facilities	AP	AP	AP	AP	AP	AP	AP	AP
c. Collocation wireless communications facilities (consistent with definition of	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC

"collocation facility" in § **17.42.020**)								
d. Modification of existing wireless communication facilities that is not a substantial change (pursuant to § 6409(a) of Middle-Class Tax Relief and Job Creation Act of 2012)	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC
17. Funeral home	-	-	-	-	AP	AP	-	-
F. Accessory and Miscellaneous Uses								
1. Outdoor sales	CUP	CUP	CUP	CUP	CUP	CUP	-	CUP
2. Retail shops and services as listed in Table 17.20.060(A)(21) when the uses are determined by the community development director to be ancillary to office use of the property	AP	-	-	-	-	-	-	AP
3. Temporary motion picture, television, or still photography production (and related activities and structures) in accordance with § **17.28.120**	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP
4. Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP
5. Drive-through facilities associated with permitted uses in the zone other than eating and drinking places (not allowed in C-2 zone)	-	-	CUP	-	CUP	-	-	CUP
6. Cultivation of industrial hemp	-	-	-	-	-	-	-	-

Notes:

1 Sites greater than eight acres that are adjacent to both a freeway interchange and an arterial roadway as identified in the circulation element and that are not adjacent to planned residential uses.

2 With at least 10% of the floor area of the building dedicated to retail uses.

3 A conditional use permit is required i~~I~~f within 100 feet of a residentially zoned property ~~a conditional use permit is required~~. A residentially zoned property does not include a mixed-use zone.

4 An administrative permit is required i~~I~~f within 100 feet of a residentially zoned property ~~an administrative permit is required~~. A residentially zoned property does not include a mixed-use zone.

5 "Permitted" in the Carlsberg specific plan requires a zoning clearance.

6 Alcohol or smoking establishment shall be located no closer than 500 feet from a park, school or church.

7 Maximum 2,500 square feet of gross building floor area; food sales, excluding beverages, shall be an ancillary use; the combined area devoted to drive-through lanes, vehicle stacking areas, ordering areas, and associated vehicle circulation shall not exceed 35 percent of the gross site area; Traffic Impact Analysis and/or Queuing and Stacking Study required, as determined by the Community Development Director.

17.20.070 Permitted uses in mixed use zones.

Permitted uses in mixed use zones are set forth in Table 17.20.070 ~~and in the conditions of approval of any applicable mixed use planned development permits~~. In addition to the entitlements required by Table 17.20.070, a planned development permit is required in all mixed use zones for any new building construction, unless otherwise indicated in Table 17.20.070, or conversion of an existing building to a new mixed-use development which was previously exclusively used for an individual use (for example a commercial building). All mixed-use planned development permits shall be reviewed by the planning commission and decided by the city council. Prior to the issuance of a zoning clearance, a discretionary permit, or an exception, the community development director shall verify that the site, use or structure has an approved planned development permit or administrative permit if needed in accordance with this section and Chapter **17.44**. All uses shall comply with Moorpark Municipal Code Title 5, Business Taxes, Licenses and Regulations.

Table 17.20.070
PERMITTED USES IN MIXED USE ZONES

— = Not permitted

P = Permitted

AP = Administrative Permit

ZC = Permitted by Zoning Clearance

TUP = Permitted by Temporary Use Permit

CUP = Permitted by Conditional Use Permit

PD = Planned Development Permit

Zones	MUL	MUM	MUD
A. Agricultural Uses (minimum lot size of 5 acres required)			

~~1. Animal husbandry as a primary use in accordance with Ch. **17.28**~~			
1. Animal husbandry as a primary use in accordance with Ch. 17.28 with or without structures	-	-	-
~~a. Without structures~~	—	—	—
~~b. With structures of total gross floor areas per lot:~~			
~~Less than 1,000 sq. ft.~~	—	—	—
~~1,001—20,000 sq. ft.~~	—	—	—
~~20,001—100,000 sq. ft.~~	—	—	—
~~>100,000 sq. ft.~~	—	—	—
2. Animal hospitals, for large animals	-	-	-
3. Apiculture	-	-	-
4. Crop production where no structures are involved	-	-	-
~~5. Greenhouses with a total gross floor area per lot:~~			
5. Greenhouses	-	-	-
~~Less than 1,000 sq. ft.~~	—	—	—
~~1,001—20,000 sq. ft.~~	—	—	—
~~> 20,000 sq. ft.~~	—	—	—
6. Kennels and catteries (domestic) see Ch. 17.28	-	-	-
7. Wholesale nurseries, tree farms and ornamental plant farms including container plants (see Ch. 17.28). Only allowed in thes e zones when within overhead electrical utility corridors	-	-	-
8. Wildlife sanctuaries	-	-	-
9. Cultivation of industrial hemp	-	-	-
10. Industrial hemp warehousing, and manufacturing and processing	-	-	-
B. Residential Uses – New or converted mixed-use projects require a ~~residential~~ planned development permit			
1. Boardinghouses and bed and breakfast	-	-	-
2. Family day care homes and home schooling, transitional and supportive housing, and low barrier navigation centers:			
a. Family day care homes (small)	ZC	ZC	ZC
b. Family day care homes (large)	ZC	ZC	ZC
c. Home schooling	ZC	ZC	ZC
d. Transitional and supportive housing	P	P	P
e. Low barrier navigation centers	ZC	ZC	ZC
f. Residential care facility, 6 or fewer people (subject to the same zoning requirements and procedures as other residential uses of the same type in the same zoning district)	P	P	P
3. Dwellings, single family	-	-	-

~~3. Dwellings, single-family~~			
~~a. Standard construction, including manufactured housing consistent with Ch. 17.28~~	~~-~~	~~-~~	~~-~~
~~b. Less than 5 affordable or senior housing units when in compliance with Ch. 17.64~~	~~ZC~~	~~ZC~~	~~ZC~~
~~c. Accessory dwelling units when in compliance with Ch. 17.28~~	~~ZC~~	~~ZC~~	~~ZC~~
4. Dwellings, two-family/duplex or 2 single-family dwellings on 1 lot	~~ZC~~AP	~~ZC~~	~~ZC~~AP
a. Less than 5 dwelling units	~~ZC~~AP	~~ZC~~	~~ZC~~AP
b. Less than 5 affordable or senior housing units when in compliance with Ch. **17.64**	~~ZC~~AP	~~ZC~~	~~ZC~~AP
c. 5 or more dwelling units, including but not limited to, affordable or senior housing units when in compliance with Ch. 17.64	PD	-	PD
5. Dwellings, multiple-family			
a. ~~Less than 5~~3 to 4 dwelling units	~~ZC~~AP	~~ZC~~-	~~ZC~~AP
b. ~~Less than 5~~3 to 4 affordable or senior housing units when in compliance with Ch. **17.64**	~~ZC~~AP	~~ZC~~-	~~ZC~~AP
c. 5 or more dwelling units, including but not limited to affordable or senior housing units when in compliance with Ch. 17.64	PD	-	PD
~~6. Mobilehome parks in compliance with the applicable standards of the zone in which it is located. It shall include recreation facilities with minimum distance between structures of 10 ft. and minimum distances between accessory structures of 6 ft.~~	~~-~~	~~-~~	~~-~~
~~7~~6. Model homes, temporary office for the sale of homes or lots in a subdivision that are a part of an approved tentative map and when there is a model complex plan/temporary office plan approved by the community development director	~~-~~AP	~~-~~AP	~~-~~AP
~~8~~7. Residential short-term rental units	-	-	-
C. Public and Quasi-Public Uses			
1. Places of religious assembly, with or without schools and/or social services, including emergency shelters	CUP	CUP	CUP
2. Social clubs with or without alcoholic beverage sales	CUP	CUP	CUP
3. Colleges and universities	CUP	CUP	CUP
4. Energy production from renewable resources	-	-	-
5. Governmental uses, including, but not limited to, city offices, community rooms, fire stations, human service centers, libraries, police stations, public utility facilities	CUP	CUP	CUP
6. Utility structures (electrical boxes, transformers and valve apparatus that have no covered floor area and are attached to	AP	AP	AP

the ground by poles, columns or pedestals shall not require a zoning clearance)			
7. Wireless communications facilities			
a. Major wireless communications facilities	CUP	CUP	CUP
b. Minor wireless communications facilities	AP	AP	AP
c. Collocation wireless communications facilities (consistent with definition of "collocation facility" in §**17.42.020**)	ZC	ZC	ZC
d. Modification of existing wireless communication facilities that is not a substantial change (pursuant to § 6409(a) of Middle-Class Tax Relief and Job Creation Act of 2012)	ZC	ZC	ZC
8. Amusement and recreational facilities as defined in Ch. **17.08**			
a. Arcades (video and computer) and cyber cafés	ZC	ZC	ZC
b. Health clubs, gymnasiums, fitness centers, and fitness studios for uses such as martial arts, yoga, dance, and other similar uses or combination of uses			
i. Up to 10,000 sq. ft.	ZC	ZC	ZC
ii. Over 10,000 sq. ft.	AP[2]	AP[2]	AP[2]
c. Auditoriums, community centers, dancehalls, banquet facility, and event facility~~, and indoor motion picture theaters (service of food or alcohol may require additional permits)~~	-	-	-
d. Indoor motion picture theaters	-	AP[2]	AP[2]
~~d~~e. Billiard and pool establishments, and bowling alleys, without alcohol	AP	AP	AP
~~e~~f. Billiard and pool establishments, and bowling alleys, with alcohol	AP[2]	AP[2]	AP[2]
9. Community care facility, 7 or more people	CUP	CUP	CUP
a. Community care facility, 6 or fewer persons	AP	AP	AP
D. Accessory and Miscellaneous Uses			
1. Animal keeping as an accessory use when the primary use is residential in accordance with the requirements of Ch.**17.28**			
a. Apiculture	-	-	-
b. Aviaries (minimum lot size: 5 acres)	-	-	-
c. Farm animals including horses and ponies subject to the requirements of Ch. **17.28**	-	-	-
d. Pet animals are allowed in all zones subject to the requirements of Ch. **17.28**	-P	-P	-P
e. Wild animals subject to the requirements of Ch. **6.24**			
2. Accessory structures			
a. Balcony, deck, patio covers, room additions, or storage sheds	ZC	ZC	ZC
~~b. Fences and walls less than 6 ft. and retaining walls less than 3 ft. in height, paving and decks when constructed~~	~~ZC~~	~~ZC~~	~~ZC~~

~~lower than 30 in. above the immediate surrounding natural grade~~			
~~c. Fences and walls greater than 6 ft. and retaining walls greater than 3 ft. in height, paving and decks when constructed higher than 30 in. above the immediate surrounding natural grade~~	~~AP~~	~~AP~~	~~AP~~
~~d~~b. Swimming, wading, ornamental pools, or spas ~~where a building permit is required~~	ZC	ZC	ZC
~~e. Swimming, wading, ornamental pools, or spas where a building permit is not required~~	~~ZC~~	~~ZC~~	~~ZC~~
3. Antenna or flagpole, that is ground--mounted, noncommercial			
a. ≤~~<~~35 ft. high	AP	AP	AP
b. >35 ft. high	CUP	CUP	CUP
4. Dwelling, caretaker	AP	AP	AP
5. Dwellings, farm labor (see Ch. **17.28**)	-	-	-
6. Home occupation when conducted in an existing single-family home and consistent with the requirements of Ch. **17.28**	P	P	P
~~7. Maintenance and minor repair to buildings involving structural alterations~~	~~P~~	~~P~~	~~P~~
~~8. Temporary motion picture, television, or still photography production (see § **17.28.120**)~~	~~TUP~~	~~TUP~~	~~TUP~~
~~9~~7. Mobilehomes or recreation vehicle as temporary dwelling on the site of an active building permit during construction	-	-	-
~~10~~8. Produce stands in compliance with the requirements of Ch. **17.28**	-	-	-
~~11~~9. Recreational facilities	CUP	CUP	CUP
~~12~~10. Storage of building materials in accordance with the requirements of Ch. **17.28**	ZC	ZC	ZC
~~13~~11. Storage, open, consistent with Ch. **17.28**	P	P	P
~~14~~12. Soil testing for wells, foundations, septic systems and similar construction	P	P	P
~~15~~13. Temporary uses	TUP	TUP	TUP
~~16~~14. Indoor personal cultivation of cannabis of up to 6 plants per private residence when consistent with Health and Safety Code §**11362.2** (outdoor personal cultivation of cannabis is prohibited)	P	P	P
E. Retail and Service Uses—New or converted mixed-use projects require a ~~residential~~ planned development permit			
1. Adult businesses when in compliance with §§ **17.24.040(M)**, 17.78.050 and Ch. **5.18**	-	-	-
2. Alcoholic beverage sales			

a. Alcoholic beverage sales for off-site consumption when in conjunction with another city-approved retail or service use other than automobile service station or liquor store	CUP	AP	~~ZC~~AP
b. Beer and/or wine	CUP	CUP	CUP
c. Beer, wine and other alcoholic beverages	CUP	CUP	CUP
d. Liquor stores (when located no closer than 1,000 ft. of any other liquor store or public or private school)	CUP	AP	~~ZC~~AP
3. Automobile/light truck/motorcycle			
a. Brakes, oil changes, tires and shock sales and installation, tune-ups and other light service and repair (with or without hydraulic lifts)	-	-	-
b. Car washes, self-service or automatic with or without automotive services stations	-	-	-
c. Engine rebuilding, transmission repair, steam cleaning, auto body, painting	-	-	-
d. Parts and supplies	-	-	-
e. Rental	-	-	-
f. Sales, with or without service and parts	-	-	-
g. Service stations with or without mini-marts and with or without beer and wine sales for off-site consumption	-	-	-
4. Body piercing and/or tattoo	-	~~CUP~~AP	AP
5. Building supplies	-	-	-
6. Hay and feed sales	-	-CUP	-
7. Hotels, motels, boardinghouses, and bed and breakfast inns when in compliance with Ch. **5.44**	CUP	CUP	CUP
8. Bed and breakfast inns	-	AP	ZC
9. Kennels and catteries	-	-	-
10. Commercial cannabis activity	-	-	-
11. Nurseries (retail) with or without container grown plants when all equipment and supplies kept in an enclosed area	-	-	-
12. Nurseries (wholesale and/or retail) with or without container grown plants when all equipment and supplies kept in an enclosed area	-	-	-
13. Pawnshops when in compliance with Ch. **5.32**	-	-	-
14. Pest control services	-	-	-
15. Private post offices, parcel services, copy centers	ZC	ZC	ZC
16. Psychics, fortunetelling, and spiritual advisors when in compliance with Title 5	-ZC	-	-
17. Recreational vehicle storage yards when not located on parcels adjacent to arterial roads or freeways as shown on the Moorpark Circulation Element Moorpark Network Map and with or without a caretaker dwelling	-	-	-

18. Recycling centers	-	-	-
19. Recycling drop-off bins when located in an area determined by the community development director not to be in conflict with parking, vehicle or pedestrian circulation	CUP	AP	ZC
20. Rental and leasing of large equipment with or without outdoor storage and repair	-	-	-
21. Retail shops and personal service establishments~~, except as otherwise indicated in this table, including, but not limited to, antiques, art and craft dealers and supplies, bakeries, barbers, beauty salons, bicycle sales/service, books and stationery, camera/photo stores including on-site processing, carpet and flooring sales/cleaning/installation, clothing and fabric stores, computer sales and service, department and variety stores, dry cleaners, electronic equipment sales and service, florists, food markets, gift and novelty stores, hardware and tool stores, home and office furniture and equipment sales, home appliance sales and service, housewares sales, jewelry stores, key and locksmiths, music stores (including recorded music and musical instrument sales, service, and lessons), newsstands, paint stores, party supply sales and rental, pet grooming, pet sales and supplies, pharmacies, photography studios, pool and spa sales and supplies, shoe stores, sporting goods and equestrian supplies, small equipment rental (no outdoor storage), toy and hobby stores, video/DVD/CD sales and rental, wireless sales/service,~~ and uses which the community development director determines to be similar when in compliance with § **17.20.030**	ZC	ZC	ZC
22. Retail sales combined with limited distribution and/or warehousing not exceeding 40% of gross floor area of the building/tenant space in which it is located	-	-	-
23. Laundry Service			
a. Heavy	-	-	-
b. Light	ZC	ZC	ZC
c. Laundromat	ZC	ZC	ZC
~~23~~24. S~~Thrift stores, s~~econdhand shops, consignment stores when in compliance with Ch. **5.32**	~~AP~~ZC	~~AP~~ZC	ZC
25. Pawnbrokers when in compliance with Ch. 5.32	AP	-	AP
~~24~~26. Tobacco sales			
a. Retail smoking products stores, as defined in Ch. **8.32** and sale of tobacco products, including electronic cigarettes from retail establishments other than retail smoking products stores	AP	AP	AP
~~b. Sale of tobacco products and electronic cigarette (vaping) products from retail establishments other than retail smoking products stores~~	~~AP~~	~~AP~~	~~AP~~

~~c~~b. Smoking and vaping lounges where tobacco and vaping products are sold for on-site consumption (e.g., cigar lounges, hookah lounges, vaping lounges) other than retail smoking products stores	-	-	-
~~25~~27. Industrial hemp			
a. Industrial hemp product retail sales, stand-alone retail store (consistent with the requirements of § **17.28.080**)	ZC	ZC	ZC
b. Industrial hemp product retail sales, accessory (sales display area limited to a maximum of 5% of the retail floor area of the establishment in which it is located)	P	P	P
F. Eating and Drinking Places			
1. Bars with or without entertainment including, but not limited to, cocktail lounges, cabarets	CUP	CUP	CUP
2. Breweries, microbreweries, wineries/tasting rooms, distilleries, with or without restaurant and with or without outdoor seating and with or without entertainment	AP[2]	AP[2]	~~ZC[2]~~AP[2]
3. Restaurants and similar establishments engaged primarily in the retail sale of prepared food for on-site or off-site consumption in accordance with the restrictions below:			
a. ~~With or without entertainment and with or without on-site consumption of beer and wine and other alcoholic beverages and with or without outdoor seating~~Restaurants exceeding 3,000 square feet (including dedicated restaurant outdoor seating), with or without outdoor entertainment and/or on-site consumption of alcoholic beverages.	AP[2]	AP[2]	AP[2]
b. Restaurants 3,000 square feet or less (including dedicated restaurant outdoor seating), with outdoor entertainment and/or on-site consumption of alcoholic beverages.	AP[2]	AP[2]	AP[2]
c. Restaurants 3,000 square feet or less (including dedicated restaurant outdoor seating), without entertainment or on-site consumption of alcoholic beverages.	ZC	ZC	ZC
~~b~~d. With drive-in or drive-through facilities ~~(sale of alcoholic beverages from the drive-in or drive-through facilities is prohibited) with or without outdoor seating (only permitted in the C-P-D zone)~~	-	-	-
G. Office and Professional Uses			
~~1. Financial services~~			
1, Financial services, banks, and other financial institutions, except those businesses which are primarily engaged in check cashing, payday loans, and vehicle title loans	ZC	ZC	ZC
~~a. Banks and other financial institutions, except those set forth below~~	~~ZC~~	~~ZC~~	~~ZC~~
~~b. Check cashing, payday loan, and vehicle title loan establishments.~~	~~-~~	~~-~~	~~-~~
~~c. Automated/automatic teller machines (ATMs)~~	~~ZC~~	~~ZC~~	~~ZC~~
2. Laboratories: research and scientific			

a. Industrial hemp research and testing laboratory	-	-	-
3. Professional and administrative offices, including, but not limited to: accounting, advertising agencies, chiropractic, collection services; dental, direct mail marketing companies, employment agencies, engineering services, insurance, investment; medical, optical and related health services; planning services, real estate services; secretarial services, travel agencies, and uses which the community development director determines to be similar when in compliance with § **17.20.030**	~~AP~~ZC	~~AP~~ZC	~~AP~~ZC
4. Veterinary offices and animal hospitals			
a. Without boarding (keeping of animals indoors and on site for medical purposes shall not be considered boarding)	AP	ZC	ZC
b. With boarding indoors or outdoors	-	-	-
5. Massage establishments when in compliance with Ch. **5.48**			
a. Massage establishments with 4 or more massage stations, or where 20% or more of the floor area is dedicated to massage services (only permitted in the C-P-D zone)	-	-	-
b. Massage establishments at day spas, salons, or similar uses with 3 or fewer massage stations, provided that less than 20% of the floor area is dedicated to massage services	CUP	AP	ZC
6. Motion picture and television production	-	AP	ZC

Notes:

1 "Permitted" in the Carlsberg specific plan requires a zoning clearance.

2 If within 100 feet of a residentially zoned property (excluding MUL, MUM, and MUD zones) a conditional use permit is required.

Chapter 17.24 – Development Requirements

17.24.020 Open space, agricultural and residential development requirements

Table 17.24.020 indicates the minimum development requirements for buildings and accessory structures in the open space, agricultural and residential zones with respect to lot area, setback, height and building coverage unless indicated otherwise. Modifications to these standards may be approved by the City Council pursuant to a Development Agreement as described in Chapter 15.40. Maximum density and minimum lot dimensions (A through D) only apply to the creation of new lots by subdivision or the amendment of existing lots by lot line adjustment and do not otherwise restrict the use of the lot. Lot areas and dimensions (B through D) do not apply to lots created for public or public utility uses. All setbacks shall be landscaped except for required walkways and driveways. No parking shall be permitted in any setback area except when on a driveway or as allowed by Chapter 17.32 (Off-Street Parking Requirements). Additional development requirements are given in the sections following Table 17.24.020. Development in any of the zones shall follow the requirements of this title, including, but not limited to, parking, lighting, landscaping, signing, operation, and entitlement. All construction must be performed within the hours allowed by Chapters 15.26 and 17.53.

17.24.025 Open space, agricultural and residential zones property development standards – Additional requirements.

In addition to the standards of Chapter 17.36, the following standards shall apply:

A. Required Setbacks.

7. Accessory Structures. Accessory buildings and/or structures shall meet all of the requirements for location of the main structure as constructed or required by the zone, whichever is less restrictive; except as provided in this subsection:

a. A detached accessory structure shall meet the setback requirements of the main building for the front and street side yard areas.

b. A detached accessory structure may be located within an interior side yard or rear yard provided that such structure is located no closer than three feet to an interior side or rear lot line, a maximum of 12 feet high, and is ~~at least six feet~~separated from the main structure ~~unless additional fire-resistive construction is provided~~ in accordance with Chapter 15.08, Building Code. One-story detached accessory buildings~~ used as tool and storage sheds, playhouses and similar uses~~, provided the projected roof area does not exceed 120 square feet and the height of the structure does not exceed 12 feet may be located anywhere on a single-family residential lot, except within the front and street side yard areas, provided the eaves do not overhang adjacent property.

f. Outdoor barbeques, fireplaces, or firepits must not be located within a front yard area and shall be at least 10 feet from the main structure and three feet from interior side and rear property lines. A reduced distance of five feet to the main structure may be permitted with approval from the Ventura County Fire Department.

B. Lot Coverage. Lot coverage shall include all buildings, carports, structures and accessory buildings, except patios, patio covers that are open on no less than three sides, pools, spas, and freestanding open-air gazebos shall not be counted as lot coverage.

C. Identification of front lot line on a through lot. The following requirements shall be used to identify the front lot line:

1. When a through lot is located between two developed lots that both front the same street, the front lot line shall be located along the same street as the adjoining developed lots.

2. When a through lot is adjacent to vacant lots or to developed lots that front different streets, the following criteria shall apply:

a. Where the adjoining streets have different roadway classifications, as identified in the General Plan Circulation Element, the lot line adjoining the street with the lower-order roadway classification shall be the front lot line.

b. If both streets have the same roadway classification, the lot line with the narrower street frontage shall be the front lot line.

c. The Community Development Director shall determine the front lot line when the criteria above cannot be clearly applied because of topography, site configuration, or other physical characteristics of the property.

~~C~~D. On-Site Residential Amenities. Multifamily residential developments consisting of 10 or more units, shall provide the following:

~~D~~E. Additional on-site residential features required for all multifamily residential developments shall include:

~~E~~F. Miscellaneous.

17.24.035 Commercial, industrial and special purpose zones development requirements.

Table 17.24.035 indicates the minimum development requirements for buildings and accessory structures in the commercial, industrial and special purpose zones with respect to lot area, setback, height and building coverage unless indicated otherwise. Modifications to these standards may be approved by the City Council pursuant to a Development Agreement as described in Chapter 15.40. Minimum lot area (B) only applies to the creation of new lots by subdivision or the amendment of existing lots by lot line adjustment and does not otherwise restrict the use of the lot. Minimum lot area (B) also does not apply to lots created for public or public utility uses. All setbacks shall be landscaped except for required walkways and driveways. No parking shall be permitted in any setback area except when on a driveway. Additional development requirements are given in the sections following Table 17.24.035 Development in any of the zones shall follow the requirements of this title including, but not limited to, parking, lighting, landscaping, signing, operation and entitlement. All construction must be performed within the hours allowed by Chapters **15.26** and **17.53**.

17.24.055 Mixed use zone development requirements.

Table 17.24.055(1) indicates the minimum development requirements for buildings and accessory structures in the mixed use zones with respect to lot area, setback, height and building coverage unless indicated otherwise. Table 17.24.055(2) indicates the minimum development requirements for buildings and accessory structures for duplexes in the mixed-use zones. Modifications to these standards may be approved by the City Council pursuant to a Development Agreement as described in Chapter **15.40**. Development in any of the zones shall follow the requirements of this title, including, but not limited to, parking, lighting, landscaping, signing, operation, and entitlement. All construction must be performed within the hours allowed by Chapters **15.26** and **17.53**.

Table 17.24.055(1)
DEVELOPMENT REQUIREMENTS FOR MIXED USE ZONES

	MUL			MUM		MUD		
GENERAL REQUIREMENTS	**Vertical Mixed Use**	**Commercial**	**Multifamily Residential**	**Vertical Mixed Use**	**Commercial**	**Vertical Mixed Use**	**Commercial**	**Multifamily Residential**
A. Floor area ratio, maximum	1.5	1.5	1.5	2.0	2.0	2.0	2.0	2.0
B. Dwelling units per acre, maximum	24	-	24	32	-	32	-	32
C. Dwelling units per acre, minimum (vertical mixed-use projects have no minimum	0	-	8	0	-	0	-	12

dwelling units per acre standard)								
D. Front yard setback (min/max)	0/5’	0/5’	0/10’	0/5’	0/5’	0/5’	0/5’	0/10’
E. Setbacks for frontages along Moorpark Avenue and High Street (min/max)	0/5’	0/5’	0/10’	0/5’	0/5’	0/5’	0/5’	0/10’
F. Total percentage of building frontage to ~~Width of frontage building to~~ maintain step~~et~~back~~2,5~~[1]	70%	70%	60%	75%	75%	80%	80%	75%
G. ~~Maximum~~ Required interior side yard setback~~5~~ (min/max) except where fire department access shall be required, ~~maximum~~ minimum side yard setback shall be no less than required ~~by the fire department~~for fire department or vehicular access	0/15’	0/10’	0-/15’	0/0	0/0	0/15’	0/10’	0/15’
H. Minimum side yard setback abutting ~~non-mixed~~ use residential ~~designated~~ zones~~5~~	15’							
I. Street side setback (min/max)~~5~~	0/5’	0/5’	0/5’	0/5’	0/5’	0/5’	0/5’	0/5’
J. Minimum rear yard setback~~5 except where fire department access shall be required, maximum side yard setback shall be no less than required by the fire department~~	10’	0	10’	10’	0	10’	0	10’
K. Minimum rear yard setback abutting ~~non-mixed use~~ residential zones~~5~~	15’							
L. Building and structure height, maximum~~3,4~~[2,3]	3 stories and 40’							
M. Minimum stepback above 28-ft. building height~~4,5~~[3]	Minimum 10-ft. stepback above 28-ft. building height shall be applied to the following: 1. Along primary street frontage. 2. Along property lines that are adjacent to ~~non-mixed use~~ residential ~~designated~~ zoned properties. See Figure 17.24.055A and §**17.24.060(B)**							
N. Parking Requirements	See ~~§~~**17.32.020**							
O. Signage Requirements	See Ch. **17.40**							
P. Lighting Requirements	See Ch. **17.30**							

Q. Storefront transparency	See §**17.24.060(~~F~~G)**		
R. Minimum landscaping requirement	15%		
S. Minimum ground floor commercial requirement for mixed-use projects	10% or 1,500 gross sq. ft. of ground floor per project site, whichever is less. Shall not apply to residential only projects.		
T. Freestanding residential structure allowed along frontage	Allowed	Prohibited	Allowed
Notes:			
~~1 See Section **17.24.060(A).**~~			
~~2~~ 1 See Figures 17.24.055.A and 17.24.055.B for ~~setback~~ stepback examples. The Community Development Director may approve a greater street level building activity stepback by zoning clearance for the remaining percentage of the property frontage after the building percentage in Table 17.24.055(1)(F) is met.			
~~3~~ 2 Height may be increased (to a maximum of 50 feet and not to exceed three stories) with approval by city council of a conditional use permit.			
~~4~~ 3 For purposes of stepbacks, the maximum height of a story shall be 14 feet. A single-floor building, measuring more than 14 feet in height shall be accounted as additional stories for each additional 14 feet. For example, a 28 foot tall single floor building would qualify as two stories in the mixed use zones; therefore, the structure above 28 feet would be required to step back.			
~~5 See Section **17.44.040(F)** for exceptions.~~			

Figure 17.24.055.A Stepback Example, Frontage and Street Side

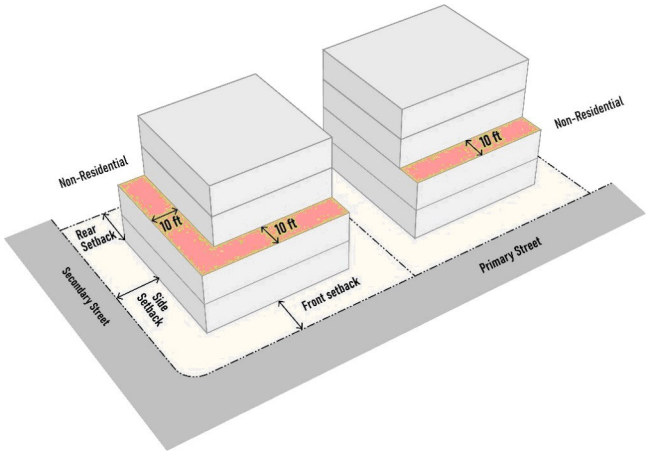


Figure 17.24.055.B Stepback Example, Adjacent to Residential Lots

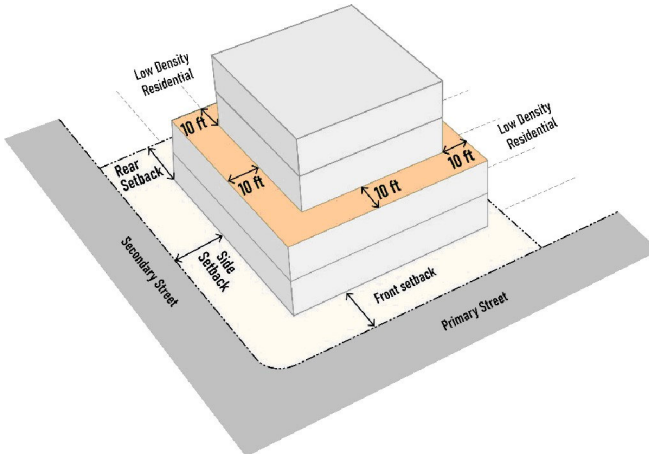


Table 17.24.055(2) DEVELOPMENT REQUIREMENTS FOR DUPLEXES IN MIXED USE ZONES[4, 5]	
General Requirements	MUL / MUD
A. Density – Maximum dwelling units per gross acre	16
B. Net lot area, minimum (in sq. ft. unless noted)	5,000
C. 1. Lot width minimum (in ft.)	50
2. Cul-de-sac or odd-shaped minimum lot width (in ft.)	30
3. Flag lot "pole" front setback (in ft.)	20
D. Lot depth minimum (in ft.)	60
E. Front yard and setback (in ft.)[1]	20
F. Side yard setback, interior side (in ft.)[2,3]	5
G. Side yard setback, street side (in ft.) [2,3]	10
H. Rear yard setback (in ft.)[2,3]	15
I. Lot coverage, maximum (in %)	-

J. Building and structure height, maximum (in ft.)	35, with no limitation as to the number of stories so long as the height is not exceeded
N. Parking requirements	See § **17.32.020**
O. Signage requirements	See Ch. **17.40**
P. Lighting requirements	See Ch. **17.30**
Notes:	
1 Side entry carports and garages. Front setbacks for side entry carports or garages shall be a minimum of 15 feet from the front property line.	
2 Two- or three-story residences with windows facing the adjacent property shall have a minimum 10 foot side yard setback (above ground floor only) and a 20 foot rear yard setback (above ground floor only) from the adjacent property line. A second- or third-floor elevation that only features clerestory windows shall not be subject to this provision.	
3 In the case of odd-shaped lots, the Community Development Director shall determine the required yards, referencing typical rectangular lots in the district in which such odd-shaped lot is located. In no case shall such determination constitute a variance from the standards of the zoning district.	
4 Residential-only developments in a mixed-use zone shall incorporate physical elements to create a cohesive transition to an existing or proposed commercial project.	
5 Duplexes in mixed use zones shall use development requirements of Sections **17.24.025** and **17.24.030**.	

17.24.060 Mixed use zone development requirements – Additional requirements.

In addition to the standards of Chapter **17.36**, the following standards shall apply. In the case of duplexes in mixed-use zones, where development requirements in this section and Sections 17.24.025 and 17.24.030 conflict, the project shall use requirements set forth in Sections 17.24.025 and 17.24.030:

A. Building Frontages.

1. ~~The maximum setback shown in Table 17.24.055(D) shall apply for the building fronting the primary street of the building frontage as shown in Figure 17.24.055.A.~~ Along the primary street frontage, the minimum percentage of building frontage specified in Table 17.24.055(1)(F) shall be located within the maximum setback specified in Table 17.24.055(1)(D), as illustrated in Figure 17.24.055.A.
2. ~~An optional activity space may exist within the area created when a building frontage is set back up to the maximum allowed frontage setback after the percentage of required minimum building frontage percentage in Table 17.24.055(F) is met. This activity space can be used as outdoor gathering area, dining, plaza, or similar pedestrian oriented activities for adjacent uses.~~ After the minimum building-frontage requirement in Table 17.24.055(1)(F) has been satisfied, the Community Development Director may approve, by zoning clearance, a setback greater than the maximum specified in Table 17.24.055(1)(D) for the remaining portion of the property frontage.
3. The ~~director may approve a greater street level building activity setback by zoning clearance for the remaining percentage of the property frontage after the building percentage in Table 17.24.055(F).~~ area created by a setback approved pursuant to subsection (A)(2) may be used for outdoor dining, plazas, gathering areas, or similar pedestrian-oriented activities serving adjacent uses.

B. Stepback Design and Use.
   2. Residential Stepback Area Fronting a Street or Residential Use.
      a. The wall or railing shall be at least 42 inches in height and be solid to prevent views onto the stepback area from the ground.
      b. No mechanical equipment or materials shall be placed or stored in the ~~setback~~ stepback area visible to an observer on the ground.

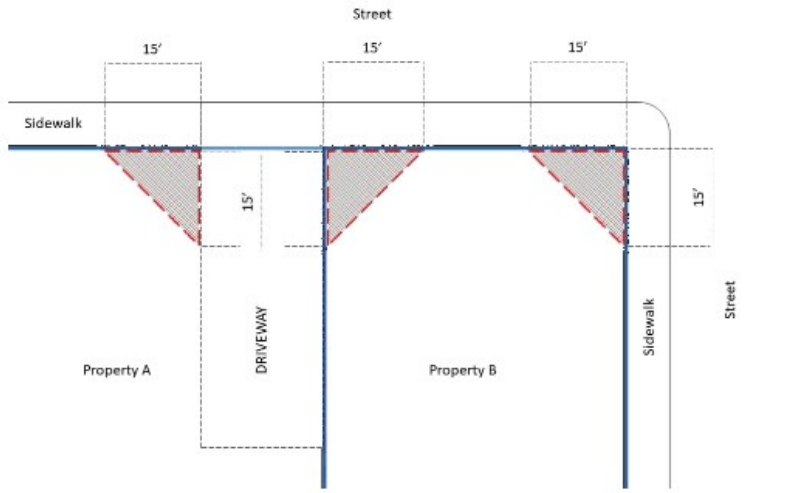
F. Accessory Structures in Front/Side Setback.
   1. Accessory structures shall not be allowed in front or side yard setbacks required in Tables 17.24.055(1) and 17.24.055(2).
   2. Balconies, decks, pergolas, trellis, or similar features shall not extend beyond the lower face of the lowest story.

G. Storefront Transparency.
   1. Façades that face the street or publicly accessible space are required to provide a minimum of 75% ~~transparency~~ fenestration along the frontage.

H. Roof Appurtenance and Mechanical Equipment Screening. All roof appurtenances, including but not limited to, air conditioning units, roof access ladders, and mechanical equipment shall be located below the lowest roof parapet that exists on the building to ensure that it is fully screened from view from on-site parking areas, adjacent public streets and adjacent residentially zoned property. When ladders or other emergency access equipment is required above the roof parapet, such equipment shall be painted or treated to match the structure for screening purposes. When ground mounted mechanical equipment is used, including, but not limited to, heating and air conditioning units, such equipment shall be completely screened from surrounding properties by use of a wall or fence or shall be enclosed within a building. Structural and design plans for any required screening under the provisions of this section shall be approved by the community development director and building official.

I. Mirror Finishes. Windows, metal roofing, and similar exterior metal architectural features shall not be mirror finish, reflective, glossy, or polished. Such features shall be burnished, or matte finish to limit glare and similar visual impacts to adjacent properties.

J. Walls and fence requirements in mixed use zones shall be as follows:
   1. In any required front or street side yard area, a wall or fence shall not exceed three feet in height. In the required front or exterior side yard, where a retaining wall is used to increase usable lot area, a fence or wall not exceeding three feet in height may also be erected; provided, that the fence or wall is set back a minimum of five feet from the retaining wall.
   2. In any required rear or interior side yard area, a wall or fence shall not exceed eight feet in height except in those instances where there is a grade difference or a noise attenuation requirement. When a retaining wall is used to increase usable lot area, the sum total of any combination of fence or wall and retaining wall shall not exceed 10 feet in height, unless a five foot landscape area is provided between the retaining wall and the fence or wall.
   3. Visual/Sight Distance. A wall, fence, or landscaping area adjacent to a driveway or street or public sidewalk providing vehicular access to an abutting lot or street shall not exceed three feet in height within 15 feet of the intersection of the driveway and the street right-of-way and/or shall comply with Caltrans's design standards for site visibility. Landscaping within the sight distance triangle shall be maintained below three feet and the bottom of a tree canopy shall be at least eight feet above the ground. Final height determination shall be by the community development director. Corner cut-offs may be required for safety and visibility (see example below).



4. Wall and fences in street yard frontages or visible from the street shall be constructed out of durable, substantial, and decorative materials. Fiberglass sheeting, bamboo sheeting or other similar nondurable materials are not permitted for fencing in street yard frontages. Plain-faced concrete materials are also not permitted for walls in street yard frontages or visible from the street.
5. Where there is a grade difference between two properties, the fence/wall height shall be measured from the highest finish grade, provided, that the distance from the lower grade to the top of the fence shall not exceed 10 feet. Where the height of 10 feet would be exceeded, the requirements of § 17.24.030 subsection A shall be met.
6. All fences and walls (including retaining walls) shall be constructed in accordance with the methods of construction which conform to the requirements of Chapter 15.08, Building Code. Additionally, they shall be maintained in a state of good repair. Any dilapidated, dangerous or unsightly fences or retaining walls shall be repaired or removed.
7. Barbed Wire Strands, Razor Wire or Concertina Wire (Coiled Barbed Wire). Use of barbed wire strands, razor wire or concertina wire is not permitted.

~~J~~K. On-Site Residential Amenities. Multifamily residential developments, consisting of 10 or more units, shall provide the following:

~~K~~L. Additional on-site residential features required for all multifamily residential developments shall include:

Chapter 17.28 – Standards for Specific Uses

17.28.020 Standards relating to dwellings

G. Accessory Dwelling Unit – Standards and Requirements. ~~An accessory dwelling unit (ADU) requires approval of a zoning clearance, and compliance with Government Code Sections **65852.150** through **65852.26** (as may be amended by the state of California) and applicable development standards identified in this title.~~ Pursuant to Government Code Sections 66313 through 66342, accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) shall be permitted on eligible properties, and shall be subject to ministerial approval in accordance with state law.

17.28.030 Standards relating to animal keeping.

Table 17.28.030
ANIMAL KEEPING

Type of Animal or Animal Usage ~~—~~(see Note ~~2~~ B for example calculation)	**Minimum Lot Size**	**Maximum Number per Lot Area[A]**	**Zoning**
1. Apiculture	1 acre	No maximum	O-S, A-E, R-E, R-A, R-L, R-1
2. Aviary for domestic birds (see §17.28.030(A)(5))	5 acres	No maximum	O-S, A-E, R-A, R-E
3. Domesticated cats and ~~dogs[1]~~dogs[A]			
a. Single-family dwellings	<5 acres	Any combination of 4	O-S, A-E, R-E, R-A, R-L, R-1, R-2, R-3, S-P, TPD, C-OT, MUL, MUM, MUD
	>5 acres	Any combination of 6	
b. Multiple-family dwellings	n/a	Any combination of 2	
4. Equine, bovine or cleft-hoofed animals, including, but not limited to, horses, ponies, mules, donkeys, burros, cows, and ~~bulls[1]~~bulls[A]	20,000 sq. ft.	1 per 15,000 sq. ft. of lot area	O-S, A-E, R-A, R-E, R-L, S-P[C3]
5. Fowl (peacocks and pea hens are not permitted)			
a. Chickens, ducks, and game ~~hens[1]~~hens[A]	6,000 sq. ft.	1 per 2,000 sq. ft.	O-S, A-E, R-A, R-E, R-L, R-1, R-2, R-3
b. Roosters and guinea ~~fowl[1]~~fowl[A]	20,000 sq. ft.	1 per 5,000 sq. ft.	O-S, A-E, R-A, R-E
6. Kennels and catteries (see Table 17.20.050(A)(6) for additional limitations)	n/a	By conditional use permit	M-1, M-2
7. Medium animals not kept as pets such as llamas, alpacas, sheep, goats, swine and other animals of similar size as determined by the community development director which are bred for ~~sale[1]~~sale[A]	20,000 sq. ft.	1 per 2,000 sq. ft. up to 1 acre (maximum of 22 animals) Plus 2 additional animals for each acre > 1 acre	O-S, A-E, R-A, R-E

8. Small animals not kept as pets such as rabbits, chinchillas, small birds not otherwise classified, nonpoisonous reptiles, and other animals of similar size as determined by the community development director which are bred for ~~sale~~[1] sale[A]	20,000 sq. ft.	1 per 2,000 sq. ft. (up to 22 animals) For >1 acre, 2 additional animals per each acre.	O-S, A-E, R-A, R-E
9. Small animals kept as pets excluding domesticated cats and dogs, including, but not limited to, sheep, goats, ~~pigmy/~~pygmy goats, pigs, pot-bellied pigs, and miniature horses which are not bred for ~~sale~~[1] sale[A]	10,000 sq. ft.	1 per 3,333 sq. ft. (up to 13 animals per 1 acre) For >1 acre, 1 additional animal per each acre	O-S, A-E, R-A, R-E
10. Small animals kept as pets including rabbits, guinea pigs, chinchillas, small birds not otherwise classified and nonpoisonous reptiles and other animals of similar size as determined by the community development director excluding domesticated cats, dogs, sheep, goats, ~~pigmy/~~pygmy goats, pigs, pot- bellied pigs and miniature ~~horses~~[1] horses[A]	n/a	1 per 1,500 sq. ft. of lot area plus 1 additional animal for each additional 1,000 sq. ft. beyond 6,000 sq. ft. (maximum 20 small animals per lot)	O-S, A-E, R-A, R-E, R-L, ~~R-E,~~ R-1, R-2, R-3, S-P, TPD
11. Veterinary facilities, including, but not limited to, hospitals for large and small animals and surgical offices (see Tables 17.20.050(A)(2) and 17.20.060(C)(4)(a) and (b) for additional limitations)	n/a	By administrative permit or conditional use permit	O-S, A-E, R-A, C-O, C-1, C-P-D, C-2, C-OT, M-1, M-2
12. Wild animals	1 acre	By conditional use permit	O-S, A-E, R-E

Notes:

A Young animals born to a permitted animal kept on the site may be kept until such animals are weaned (cats and dogs, four months; equine, bovine or cleft-hoofed animals, 12 months).

B For example, if you have a 20,000 square foot lot in the R-E zone, you would be able to have ~~two~~ one equine, bovine or cleft-hoofed animal~~s~~, plus ~~20~~ 10 chickens or ducks or game hens, or combination thereof, plus four roosters or guinea fowl or combination thereof, plus 10 small animals not kept as pets such as rabbits, plus six sheep or other small animals of that type kept as pets as designated in Table 17.28.030.9, plus any combination of four domesticated dogs or cats (with a single-family dwelling).

C Equine animals, such as horses, ponies, mules, or burros are allowed in S-P zones only in locations specifically designated for equestrian uses or horse keeping as part of the residential planned development permit or specific plan. Bovine and other cleft-hoofed animals are not permitted in these zones.

17.28.090 Chain stores and aesthetics on High Street

A. Purpose. The purpose of this section is to regulate the location and operation of chain stores in the ~~Old Town commercial (C-OT)~~Mixed-Use Medium (MUM) zone in order to maintain the small town, rural character, and the economic vitality of the city's commercial center. The city has determined that the preservation of High Street's unique architecture, streetscape, and other design elements will promote the long-term viability of the historic commercial center. The city has also determined that preserving a balanced mix of local-, regional-, and national-based businesses as well as small- and medium-sized businesses will maintain and promote the long-term economic vitality of neighborhood and visitor-serving businesses and the community as a whole. It is therefore the intention of the city that an over-concentration of chain stores not be allowed. All chain stores are prohibited in the ~~Old Town commercial (C-OT)~~Mixed-Use Medium (MUM) zone unless approved with a conditional use permit, subject to the findings contained in this section. Any chain store approved with a conditional use permit shall create a unique visual appearance that reflects and complements the distinctive historical character of High Street.

B. Applicability. This section applies to any proposed use in the ~~Old Town commercial (C-OT)~~Mixed-Use Medium (MUM) zone determined to be a chain store and identified in Exhibit A of Ordinance No. 492.

C. Responsibility of Chain Store Use Determination.
1. Any application in the ~~Old Town commercial (C-OT)~~Mixed-Use Medium (MUM) zone determined by the city to be a chain store on which the applicant has not identified the use as a chain store is incomplete and cannot be processed until the omission is corrected.
2. Any entitlement approved that is determined by the city to have been, at the time of application, a chain store that did not identify the use as such is subject to revocation in writing at any time.
3. In the event the city determines that a permit application or permit subject to this section is for a chain store, the permit applicant or holder bears the burden of proving to the city that the proposed or existing use does not constitute a chain store.

D. Conditional Use Permit (CUP) Process.
1. Approval of a conditional use permit is required for any chain stores proposed in the ~~Old Town commercial (C-OT)~~Mixed-Use Medium (MUM) zone;

2. The expansion of any existing chain store in the ~~Old Town commercial (C-OT)~~Mixed-Use Medium (MUM) zone shall require a conditional use permit if the chain store does not already have a conditional use permit;
3. The cumulative expansion of a permitted chain store by 500 or more square feet of floor area shall require a modification to the conditional use permit;
4. The chain store shall fully comply with all applicable regulations of the zoning code including adherence to the design guidelines established in the downtown specific plan;
5. In addition to all of the findings required by Section **17.44.040(D)**, all of the following findings must be made prior to the issuance of a conditional use permit for a chain store:
   a. The chain store will not result in an over-concentration of chain stores in the ~~Old Town commercial (C-OT)~~ Mixed-Use Medium (MUM) zone;
   b. The chain store will promote variety to assure a balanced mix of commercial uses available to serve both resident and visitor populations;
   c. The chain store will contribute to an appropriate balance of local-, regional-, and national-based business establishments as well as small-and medium-sized business establishments in the zone; and
   d. The proposed use, together with its design and improvement, is compatible with the existing architectural and aesthetic character of High Street and adheres to the design guidelines of the downtown specific plan.

Chapter 17.32 – Off-Street parking requirements

17.32.030 Loading spaces.

F. Loading facilities must be located on site subject to the following requirements:

2. When adjacent to noise sensitive land uses as defined in Section **17.53.020** that specifically include residential zoned uses, places of religious assembly, care facilities, educational institutions, and parks, loading facilities shall be no closer than 10 feet from property line and incorporate ~~an eight foot high decorative block wall~~a six-foot-high masonry wall, measured from the highest finished grade adjacent to the wall. The review authority may approve alternative materials that achieve equal or superior visual screening and light and sound attenuation. The property owner or business owner shall maintain the wall in a clean, graffiti-free, and healthy condition for the life of the use.

17.32.040 Parking lot design standards.

C. Design. Parking and loading facilities must meet the following standards:

8. When a parking lot abuts a residentially zoned property, ~~an eight foot high decorative block wall~~a six-foot-high masonry wall, measured from the highest finished grade adjacent to the wall, ~~must be provided along with a minimum 10 foot wide~~shall be provided along with a minimum 10-foot-wide landscaped buffer. The review authority may approve alternative materials that achieve equal or superior visual screening and light and sound attenuation. The property owner or ~~The~~ business owner shall maintain the wall and the landscaping in a ~~good condition~~clean, graffiti-free, and healthy condition for the life of the use.

Chapter 17.36 – Standards for Specific Zones and Zone Types

17.36.060 Standards for overlay and special purpose zones.

~~A. Standards and Procedures for Planned Community (P-C) Zone.~~

~~1. Special Standards. In addition to the specific development standards required in Section **17.24.020**, the following shall also apply in the P-C zone:~~

~~a. Adequate separation of different types of uses shall be maintained in order to provide for landscaping and screening, and to avoid potential adverse impacts from one use on another due to noise, lighting, odors, vibration and the like.~~

~~b. The following uses are permitted in the P-C zone:~~

~~i. Crop production;~~

~~ii. Growing, packing, storage and preliminary processing of crops, where no structures are involved;~~

~~iii. Produce stands (see Chapter **17.28**);~~

~~iv. The keeping of animals, provided that a conditional use permit shall be obtained from the planning commission for any structures for animals.~~

~~The addition of any other uses is not permitted unless a specific use zone which permits or conditionally permits the proposed use is adopted for the subject area. The requested zone must be in conformance with the adopted preliminary development plan.~~

~~c. Trash enclosures shall be protected from animals and architecturally screened in such a manner as to conceal their contents from public view.~~

~~2. Procedure and Conditions for Permits.~~

~~a. An application for rezoning to P-C shall include a preliminary development plan indicating the location and approximate acreage of all residential, commercial, industrial, institutional and other uses, proposed residential densities, site topography and a general circulation plan.~~

~~The zone change and preliminary development plan shall be approved concurrently by the city council and said plan shall be incorporated into the rezoning ordinance. All subsequent permits shall be in compliance with the approved preliminary development plan. Any changes to an approved preliminary development plan which are deemed by the director of community development to be substantial shall be subject to the same procedural requirements as the original zone change to P-C.~~

~~b. An application for rezoning to P-C shall also include the following maps and reports:~~

~~i. Maps indicating geological conditions, areas subject to flooding and fire hazard areas.~~

~~ii. Soils reports, prepared by a licensed soils engineer, indicating the suitability of the site for its proposed use.~~

~~iii. Reports that describe the existing systems, services and community facilities in and around the project area, including vehicular circulation systems, sewer and water systems, flood control systems, community facilities (e.g., schools, parks, recreation, library and community services) and community services (e.g., law enforcement, fire suppression, health and welfare services). The reports for these systems, facilities and services shall state the name of the responsible agency, present capacity of the system, present level of demand or use of the system, planned additions to capacity and anticipated load resulting from the proposed development.~~

~~iv. Reports that describe the proposed systems, services and community facilities to be constructed or provided by the applicant. The reports shall state the name of the agency that will assume responsibility, proposed capacity of the system, and projected demand of the entire project upon completion.~~

~~v. Reports that describe the cost revenue relationships for proposed public services and utilities (e.g., sewer and water), and community services.~~

~~vi. The submission of any of the maps and reports described in this section may be waived, or their content reduced, at the discretion of the director of community development, if such maps or reports are deemed unnecessary.~~

~~B~~A. Standards and Procedures for Specific Plan (SP) Zone—Special Standards. In addition to the specific development standards required in Section **17.24.020** ~~and subsection **A** of this section~~, the city may require additional standards, procedures and conditions as determined to be appropriate by the city.

Chapter 17.40 – Sign Regulations

17.40.050 Signs not requiring a sign permit.

The following signs do not require a sign permit under Section **17.40.060**, Administration, of this chapter nor will the area of such signs be included in the maximum area of signs permitted; however, each such sign must comply with all applicable requirements of this chapter. The intent of this section is to avoid unnecessary or time-consuming review procedures where certain permitted signs are minor or temporary, or the erection of such sign does not require review for compliance with the city's building or electrical codes.

A. Campaign signs;

B. Construction signs permitted by Section 17.40.100(D) of this chapter;

C. Hand-held noncommercial signs;

D. Incidental property-related signs that do not exceed two square feet in area, such as traffic directional signs;

E. Real estate signs permitted by Sections 17.40.100(F) ~~and 17.40.100(G) of~~ this chapter;

~~F. Temporary real estate signs for open houses consistent with Section 17.40.100(F)(2) of this chapter;~~

~~G.~~F. Temporary freestanding noncommercial signs permitted by Section 17.40.100(E) of this chapter;

~~H.~~G. Window signs permitted by Sections 17.40.110(B)(8) and (9) of this chapter.

17.40.095 Temporary directional signs for special events in the mixed-use medium (MUM), mixed-use district (MUD), commercial planned development (C-P-D), old town commercial (C-OT), ~~planned community (P-C),~~ and institutional (I) zones.

Temporary directional signs for special events, such as festivals, farmers' markets, and other events held in the old town commercial (C-OT), ~~planned community (P-C)~~mixed-use medium (MUM), mixed use district (MUD), commercial planned development (C-P-D), and institutional zones, for which a temporary use permit or administrative permit has been granted, are permitted on commercial, institutional, and mixed-use-zoned ~~and industrial-zoned~~ property with written permission of the property owner. The signs must be A-frame or other portable type, designed in a professional manner, and must not exceed four square feet in area and three feet in height. Signs may be double-faced. Directional signs must be located at least 50 feet from the end of a curb return at a street corner and may not be located in the public right-of-way. A maximum of one sign per property and a total of 10 signs are allowed per event. Signs may only be installed during the day of the event and must be removed within two hours following the end of the event. For a multiday event, the temporary directional signs must be removed within two hours following the end of each day's activities, as conditioned in the temporary use permit.

17.40.100 Permitted signage in residential, institutional, and open space zones

Table 17.40.100 Residential, Institutional, and Open Space Zones

F. Temporary Real Estate Signs for Properties for Lease or Sale

Sign Type	Sign Location	Maximum Sign Area, Height, and Width	Other Regulations
2. Open house directional signs for single-family homes ~~(placement in the public right-of-way requires the issuance of an annual encroachment permit)~~(no sign permit or encroachment permit required)	Signs shall be placed a~~A~~t least 50 ft. from the end of the curb return at a street corner (from the intersection), and cannot interfere with or impede traffic of any kind, and shall provide minimum clearance for ADA. It is the sign owner's responsibility to confirm clearance requirements. Signs may be placed on private property with permission of the property owner. ~~1 sign at each location.~~ The signs shall not be fastened or attached in any way to a building,	Area: 4 sq. ft. per side. Signs may be double-faced. Height: 3 ft for the sign structure.	Number: No more than 5 signs per open house event. No more than 1 sign at each location. Design: Limited to displaying "Open House," an arrow, the residence address, and business name. No balloons, flags, pennants, or any other objects may be placed on or near the sign. Illumination: None. Duration: Restricted from 7:00 a.m. to 6:00 p.m. on caravan day and on Saturdays and Sundays.

	architectural element, wall or any street fixture.		
3. Real estate signs for multiple-family homes (no sign permit required)	Front yard or street side yard of a corner lot, provided it is a minimum 5 ft. from the required front yard or street side yard property line. The sign shall be securely affixed to a wall, building or freestanding.	Area: Up to 32 sq. ft. per side. Signs may be double-faced. Height: 8 ft.	Number: 1 per street frontage, up to a maximum of 3. Illumination: None. Duration: These signs are not intended to be permanent and shall be restricted to only when rental units are available for lease or rent.

17.40.110 Commercial/industrial zones.

Table 17.40.110 Commercial/Industrial Zones

Sign Type	Sign Location	Maximum Sign Area, Height, and Width	Other Regulations
K. Open House Directional Signs for Single-Family Homes ~~(placement in the public right-of-way requires the issuance of an annual encroachment permit)~~ (no sign permit or encroachment permit required)	Signs shall be placed a~~A~~t least 50 ft. from the end of the curb return at a street corner (from the intersection), and cannot interfere with or impede traffic of any kind, and shall provide minimum clearance for ADA. It is the sign owner's responsibility to confirm clearance requirements. Signs may be placed on private property with permission of the property owner. ~~1 sign at each location.~~ The signs shall not be fastened or attached in any way to a building, architectural element, wall or any street fixture.	Area: 4 sq. ft. per side. Signs may be double-faced. Height: 3 ft for the sign structure.	Number: No more than 5 signs per open house event. No more than 1 sign at each location. Design: Limited to displaying "Open House," an arrow, the residence address, and business name. No balloons, flags, pennants, or any other objects may be placed on or near the sign. Illumination: None. Duration: Restricted from 7:00 a.m. to 6:00 p.m. on caravan day and on Saturdays and Sundays.

17.40.130 Prohibited signs.

Except as otherwise specifically provided in this chapter, the following signs are prohibited:

A. Abandoned signs;
B. A-frame, portable or hand-held signs displaying a commercial message, except for those permitted per Section 17.40.095;
C. Bench signs;
D. Barber poles;
E. Flashing signs;
F. Flags with commercial messages, except corporate flags per Section 17.40.110(A)(4) and (B)(5) of this chapter;
G. Mobile and portable signs, except for those permitted per Section 17.40.095;
H. Off-site signs;
I. Roof signs;
J. Any sign which emits sound or an odor;
K. Any sign erected in such a manner that any portion of the sign or its support is attached to or will interfere with any free use of any fire escape, exit, or will obstruct any stairway, door, ventilator or window;
L. Unsafe signs;
M. Signs erected or attached to any utility pole;
N. Signs erected in such a manner that they will or may reasonably be expected to interfere with, obstruct, confuse or mislead traffic;
O. Signs located in the visual/sight distance area (refer to Sections **17.24.030(F)** and **17.24.050(C)**) located near a driveway or an intersection, taller than three feet in height;
P. Signs attached to the exterior surfaces of windows, except as required by state or federal law and where such law preempts city regulations;
Q. Inflatable signs and balloons in excess of two feet in diameter;
R. Handheld commercial signs.

Chapter 17.44 – Application Review Procedures

17.44.030 Zoning clearance.

C. Zoning Clearance for Changes to Discretionary Permits. For commercial, industrial, or institutional buildings, a zoning clearance may be issued to approve a change in color for an existing building, structure, or other on-site improvement, provided that the community development director is able to find that the new color(s) is (are) compatible with the architectural design of the building, structure, or other on-site improvement and consistent with the original findings and conditions of approval and specific plan, if applicable. ~~This zoning clearance authority is intended to modify any condition of approval for a planned development permit or other entitlement approved prior to March 18, 2009, requiring city council or planning commission approval for a color change.~~

17.44.040 Discretionary permits and exceptions.

The following discretionary permits and exceptions are authorized by this title. If more than one discretionary permit or exception application is required for a proposed use or structure, the community development director may require all applications for the proposed use or structure to be filed,

processed, considered, and decided concurrently through the most thorough decision- making process and by the highest decision-making authority of the permits and/or exceptions requested.

A. Temporary Use Permit (TUP). A temporary use permit is required prior to initiation of uses or structures in a given zone as specified by Chapter **17.20** of this title that are to be established for a temporary period of time (not to exceed 90 days). A temporary use permit may include multiple nonconsecutive dates within a 90 day time frame. Temporary use permit applications require review and approval by the community development director to assure compliance with the requirements of this title, and may be conditioned to protect the health, safety, life, aesthetics, or property of the applicant or the public. One additional 90 day extension to a temporary use permit may be granted. A period of 60 days must occur between temporary use permits at the same location for a similar temporary use as determined by the community development director. No more than six temporary use permits may be granted for a property within any 12 month period. A temporary use permit may be revoked by the community development director prior to the expiration date based upon information that the conditions have not been met, or to protect the health, safety, life, or property of the applicant or the public. Temporary use permits shall take the place of a zoning clearance when applicable. Temporary uses lasting more than 180 days may be authorized to occur for a longer period of time with an administrative permit, at the discretion of the community development director. The following special temporary use permits may be granted considering special conditions or time limits as noted:

1. Construction Building or Office. A temporary use permit shall be required for the temporary placement of a construction trailer or other similar structure associated with a project site where a grading or building permit is approved. The temporary use permit may be issued for a period of time determined by the director and shall be associated with an active construction site with an active building or grading permit. A separate building permit may also be required for such structure. ~~An administrative permit may be obtained for the placement of a temporary construction building which would exceed placement of 180 days or more.~~A construction building or office, and similar temporary structures, is exempt from the administrative permit requirement when placement exceeds 180 days and may proceed with an extended temporary use permit as determined by the community development director.

C. Planned Development (PD) Permit. A planned development permit is required prior to initiation of uses and structures in a given zone as specified in Chapter **17.20** of this title where review by the planning commission and/or city council through a public hearing process is required to assure the project design complies with the provisions of this title and the general plan and is compatible with neighboring properties. A planned development permit application is subject to site plan and architectural review and may be approved, conditionally approved, or denied. ~~Heights, setbacks, sizes, locations, architectural styles and colors of all proposed buildings, structures and other on-site improvements, landscaping design, neighborhood design, and permitted land uses shall be established as part of the planned development permit review and approval process.~~ Any change to the initial permitted land uses or development approved by a PD permit shall require a modification consistent with the requirements of Section **17.44.100** ~~of this chapter~~, except as permitted by Section **17.44.030(C)** ~~of this chapter~~. ~~The planning commission and city council (if required) shall hold at least one public hearing on any planned development permit application for a commercial, industrial or residential planned development, while mixed use planned development permits shall be reviewed by the planning commission and decided by the city council.~~ Following a public hearing, the planning commission shall be the decision authority for commercial, industrial, and residential planned development permits, and the~~.~~ ~~The~~ city council shall be the decision

authority for mixed use planned development permits. Prior to approving, conditionally approving, or denying an application for a planned development permit, the planning commission (in the case of a commercial, industrial or residential planned development) or city council (in the case of a mixed use planned development) shall adopt written findings, by resolution, based upon substantial evidence in view of the whole record to justify the decision. In order for a planned development permit to be approved, the planning commission or city council shall find that:

D. Conditional Use Permit (CUP). A conditional use permit is required prior to initiation of uses in a given zone as specified by **Chapter 17.20** of this title where review by the planning commission through a public hearing process is required to determine if the proposed use complies with all necessary findings listed in this subsection. A conditional use permit requesting an increase in height shall be decided by the city council. A conditional use permit is not allowed as a matter of right but is subject to site plan and architectural review and may be approved, conditionally approved, or denied. Prior to approving, conditionally approving, or denying an application for a conditional use permit, the planning commission shall adopt written findings, by resolution, based upon substantial evidence in view of the whole record to justify the decision. In order for a conditional use permit to be approved, the planning commission shall find that:

1. The proposed use is consistent with the provisions of the general plan, zoning ordinance, and any other applicable regulations;
2. The proposed use is compatible with both existing and permitted land uses in the surrounding area;
3. The proposed use is compatible with the scale, visual character, and design of surrounding properties;
4. The proposed use would not be obnoxious or harmful, or impair the utility of neighboring property or uses;
5. The proposed use would not be detrimental to the public health, safety, convenience, or welfare;
~~6. Additional Finding for Hazardous Waste Facilities. The following additional finding is required for the approval of conditional use permits for hazardous waste facilities:~~
   a. ~~The proposed hazardous waste facility is consistent with the portions of the county hazardous waste management plan that identify specific sites or siting criteria for hazardous waste facilities;~~

~~7~~6. Additional Findings for Establishments Selling Alcoholic Beverages. The following additional findings are required for the approval of conditional use permits for establishments selling alcoholic beverages:

   b. The use would serve a public convenience and necessity,

~~8~~7. Additional Findings for Increase in Building Height. The following additional findings are required for the approval of conditional use permits for additional height in specified zones, not to exceed 50 feet and three stories.

F. Administrative Exception.

1. An administrative exception may be granted by the community development director for minor adjustments to the zoning regulations. An administrative exception may be granted only in the following situations:
   a. To allow a decrease of up to 20% in any required minimum setback, provided that such exception may be granted only once for a single specific request type (i.e. “front setback”) from the minimum standard adopted by this code, or any planned development permit approved consistent with this code. Within a planned development permit, such exception

may be granted once per type of request (such as the same front setback measurement for multiple buildings);

17.44.050 Amendments to the general plan, specific plans, zoning map and zoning code.

A. Authority. The adoption or amendment of a general plan element or land use map, specific plan, zoning map or zoning ordinance is a legislative act. The planning commission and city council shall each hold at least one public hearing on any general plan, specific plan or zoning amendment request. Following a public hearing, the planning commission shall make a written recommendation to the city council whether to approve, approve in modified form or disapprove any proposed amendment. The city council shall be the decision authority for all general plan amendments, specific plans and zoning amendment requests.

B. Initiation. Proposals to amend the general plan, any specific plan, the zoning map or zoning code may be initiated by either of the following methods:

1. By the owner or the owner's agent of the affected property filing an application with the community development director;
2. By the adoption of a resolution of intent by the city council either directly or upon the recommendation of either the planning commission or the community development director.
3. By the community development director on behalf of the City of Moorpark when a proposed change would apply citywide and without intended impact to an individual property.

C. Pre-Screening. ~~Applications for general plan, specific plan, or zoning amendments proposed pursuant to subsection (B)(1) of this section shall only be accepted during the following submittal cycle schedule:~~

~~ACTION~~	~~CYCLE 1~~	~~CYCLE 2~~
~~Application cycle deadline (application must be deemed complete by this date)~~	~~November 30th~~	~~May 31st~~
~~City council public hearing and decision~~	~~Not later than the second regular meeting of city council in May~~	~~Not later than the second regular meeting of city council in November~~

~~1. A pre-screening application shall be submitted and approved by the city council prior to submittal of a formal application for a general plan, specific plan, or zoning amendment submitted by an applicant other than the city of Moorpark.~~

~~2. A pre-screening application shall be made in a form and include the information as required by the community development department. The application shall include appropriate maps, diagrams, text, and materials and shall include a fee or deposit as set forth by adopted council resolution.~~

~~3. The city council shall hold at least one public hearing to consider a pre-screening application for a general plan, specific plan, or zoning amendment and render a decision on the approval or denial of the proposed amendment to allow a formal application to be submitted to the community development department.~~

~~4. In accordance with Section **17.44.060**, no resubmittal of a substantially similar application may be made for one year after a denial decision of a pre-screening request.~~

~~5. City council approvals of general plan, specific plan, or zoning code pre-screening applications are valid for two years from the date of approval, by which an application for the general~~

~~plan, specific plan or zoning amendment must be filed and deemed complete.~~

1. **Mandatory Amendment Pre-Screening.** A pre-screening application shall be submitted and approved by the City Council before submission of a formal application for a general plan, specific plan, zoning map, or zoning code amendment proposed pursuant to subsection (B)(1) of this section.
2. **Application Requirements.** A pre-screening application shall be submitted in the form prescribed by the Community Development Department and shall include the required maps, diagrams, text, and other supporting materials, together with the fee or deposit established by City Council resolution.
3. **Public Hearing and Decision.** The City Council shall hold at least one public hearing and approve, approve with modifications, or deny a mandatory pre-screening request no later than the second regular meeting in the sixth calendar month following the month in which the pre-screening application is submitted to the Community Development Department. This deadline may be extended upon the applicant's written request. Approval authorizes submission of a formal amendment application and does not constitute approval of the proposed amendment or any associated development project.
4. **Resubmittal Following Denial.** In accordance with Section 17.44.060, a substantially similar mandatory pre-screening application shall not be resubmitted for one year following denial of the pre-screening request.
5. **Approval Period.** City Council approval of a mandatory pre-screening request is valid for two years from the date of approval. A formal application for the authorized general plan, specific plan, zoning map, or zoning code amendment shall be filed and deemed complete within that period; otherwise, the pre-screening approval expires.
6. **Optional Project.** At an applicant's request, pre-screening applications may also be accepted to obtain initial City Council comments on development projects that may significantly affect roads, sewer or water systems, adjoining properties, or neighborhoods. The purpose of this review is to identify land use, design, environmental, infrastructure, public service, and policy issues early in the planning process.

   During an optional project review, individual Councilmembers may provide advisory comments during discussion of the agenda item. No formal action shall be taken. These comments may assist the applicant in deciding whether to submit a formal application but do not constitute project approval, bind the City's subsequent review, or confer any entitlement or vested right. Any subsequent project approval shall comply with applicable environmental review, noticing, hearing, and other legal requirements.

   Optional project reviews are subject to the application requirements in paragraph 2 but are not subject to the decision deadline, resubmittal restriction, or approval period in paragraphs 3 through 5. An optional project review does not satisfy the mandatory amendment pre-screening requirement in paragraph 1.

17.44.100 Modification, suspension and revocation.

A. Modification of Permits. An application for modification of an approved discretionary permit or approved variance pursuant to this section may be filed by any person or entity listed in subsection **A** of Section **17.44.060**. Any change of an approved discretionary permit is also a

discretionary decision and shall be classified into one of the following three categories:

1. Permit Adjustment. Any change which would not alter any of the findings pursuant to this title, nor any findings contained in the environmental documentation prepared for the permit and would not have any adverse impact on surrounding properties, may be deemed a permit adjustment and acted upon by the community development director or designee without a hearing. Any change shall conform to the development requirements of this title or adopted specific plan. Such changes may include, but are not limited to, the following:

   a. A maximum of 20% increase in floor area but not more ~~or less~~ than 10,000 square feet, respectively;

   b. A maximum of 20% increase or decrease in the area or height of walls, fences or similar structures used as screening;

   c. A maximum of 20% increase or decrease in provision for landscaping or similar standards or dimensions;

   d. ~~Internal remodeling or minor~~Minor exterior architectural changes or embellishments involving no change in basic architectural style (single-family homes excluded);

   ~~e. A change in use where the new use requires the same or a lesser permit than the approved or existing use; or the establishment of a new use in an unoccupied building for which a permit has been granted.~~