

Title 9: Zoning

Chapter 9.105 Highway 111 Development Code

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Title 9: Zoning

Chapter 9.105 Highway 111 Development Code

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9.105.010 Introduction

A. Authority and Purpose.

1. This Chapter of the La Quinta Zoning Code, Title 9 of the Municipal Code is adopted as the zoning standards and procedures (Zoning Code or Code) to implement the La Quinta Highway 111 Specific Plan (Specific Plan).
2. This Chapter protects and promotes the public health, safety, comfort, convenience, and general welfare of the community and implements the La Quinta 2035 General Plan for the Highway 111 Specific Plan Area (“Plan Area”) identified in Figure 9.105.020-1 (Highway 111 Specific Plan Area Zones).

B. Applicability.

1. This Chapter applies to any of the following within the boundary of the Highway 111 Mixed Use (HMU) Zone as identified in Figure 9.105.020-1 (Highway 111 Specific Plan Area Zones):
 - a. New land use activity;
 - b. New development, including new structures on non-vacant parcels; and
 - c. Improvements, expansions, and/or modifications to an existing building greater than 25 percent of the existing gross floor area.
 - i. Total allowed expansion must not exceed 25 percent of the gross floor area existing at the time this Chapter is in effect. Multiple incremental applications each less than 25 percent of the gross floor area, but when combined exceed the 25 percent limit, are not allowed.

- ii. For building expansions where the new building façade is an extension from and connected to the existing structure, this Chapter only applies to the new portion of the building.
 - iii. Improvements or expansions less than 25 percent of the existing gross floor must follow the requirements in 9.105.040(E)(4) (Nonconforming Structures)
2. Unless otherwise specified, the zoning standards in this Chapter replace the zoning previously applied to the subject property.
3. Exemptions. Properties in Figure 9.105.020-1 zoned Open Space (OS), Flood Plain (FP), and Major Community Facilities (MC) are exempt from this Chapter and will continue to be subject to the standards and requirements of Title 9 (Zoning) of the La Quinta Municipal Code (Municipal Code).
4. This Chapter supplements, or when in conflict replaces, the standards and procedures in Title 9 (Zoning). All applicable provisions of the Municipal Code that are not specifically replaced or identified as not applicable continue to apply to all properties within the Plan Area. If there is a conflict between the standards of this Chapter and the standards in the Municipal Code, the standards in this Chapter control, unless otherwise stated.
5. Requirements for New Structures or Land Uses, or Changes to Structures or Land Uses. No permit may be issued by a decision-making authority unless a proposed project complies with all applicable provisions of this Chapter, including required findings, conditions of approval, and all other applicable provisions of law.
6. Legal Parcel. The site of a proposed land use, development, modification, or other improvement subject to this Chapter must be on a parcel(s) legally created in compliance with the Subdivision Map Act and Title 13 (Subdivision Regulations).
7. Issuance of Building or Grading Permits. The City may issue building, grading, or other construction permits when:
 - a. The proposed land use and/or structure satisfies the requirements of Subsection 9.105.010.B.3.a, and all other applicable statutes, ordinances, and regulations; and
 - b. The site was subdivided in compliance with Title 13 (Subdivision Regulations).
8. Minimum Requirements. The provisions of this Chapter are minimum requirements for the protection and promotion of public health, safety, and general welfare. When this Chapter provides for discretion on the part of a City decision-making authority, that discretion may be exercised to impose conditions on the approval of any project proposed in the Plan Area.
9. Effect on Existing Development and Land Uses. Development and/or use(s) legally existing as of the adoption of this Chapter must comply with [Chapter 9.270 \(Nonconformities\)](#) and Section 9.105.040(E) (Nonconformities).

10. Effect of Zoning Code Changes on Projects in Progress. An application for zoning approval that has been accepted by the Director as complete before the effective date of this Chapter or any subsequent amendment will be processed according to the requirements in effect at the time of the application.
11. Historic/Cultural Resources. Properties identified by the City as historically or culturally significant, or potentially significant, must comply with the applicable provisions of [Title 7 \(Historic Preservation\)](#).

C. Organization and Use. This Chapter consists of the following Sections:

1. 9.105.010 Introduction. Establishes the authority, purpose, and applicability of this Chapter.
2. 9.105.020 Highway 111 Mixed Use (HMU) Zone Standards. Establishes development standards for zones which implement the Specific Plan.
3. 9.105.030 Supplemental Standards. Establishes supplement development standards for the HMU Zone, including landscaping, parking, screening, outdoor lighting, signs, frontage types, and civic spaces.
4. 9.105.040 Permits and Procedures. Establishes procedures for the preparation, filing, and processing of applications for development permits and other entitlements.
5. 9.105.050 Definitions. Establishes the definition of terms and land uses used in this Chapter.

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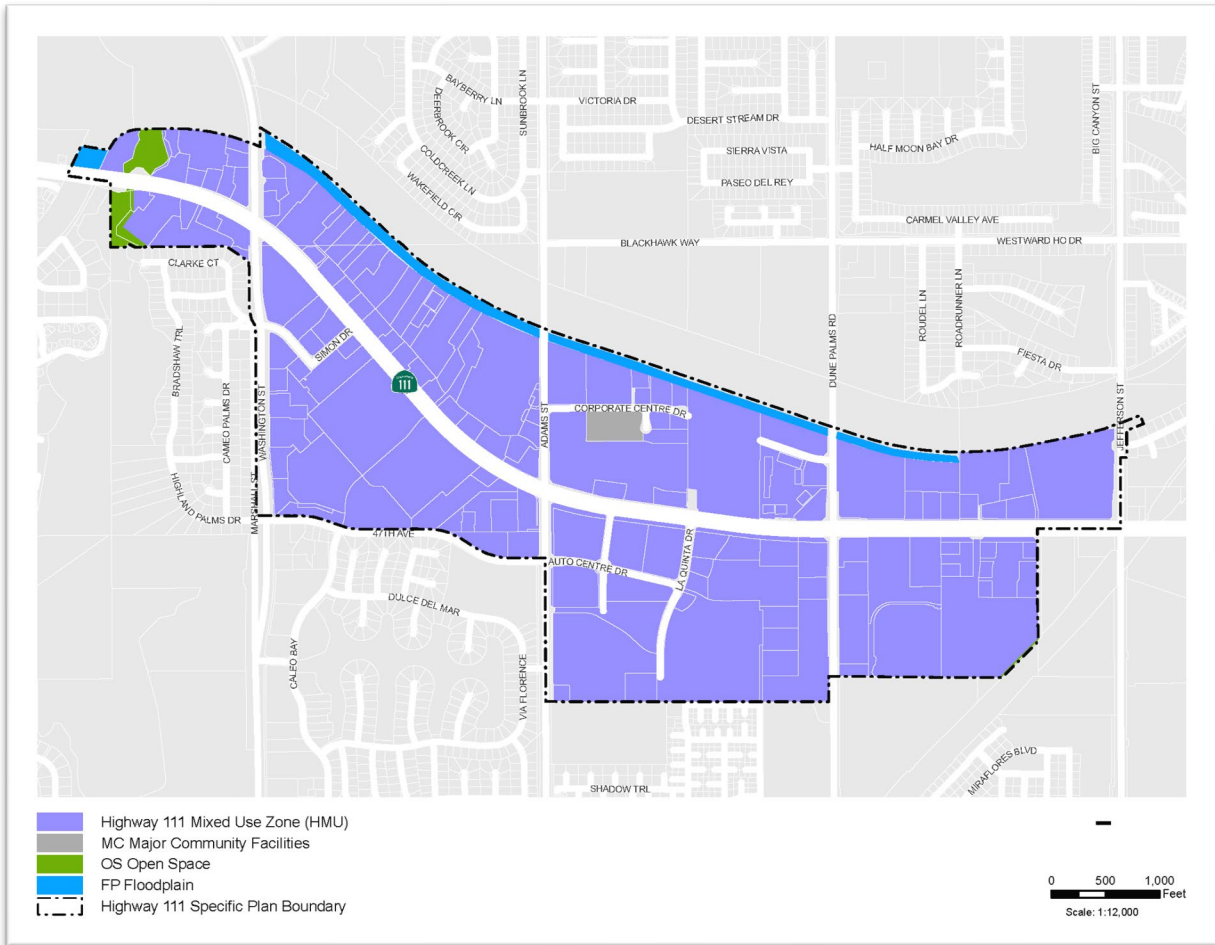
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9.105.020 Highway 111 Mixed Use (HMU) Zone Standards

- A. **Purpose.** The Highway 111 Mixed Use (HMU) Zone implements the Specific Plan consistent with the La Quinta 2035 General Plan. The Specific Plan allows for the creation of a new mixed-use zone within Plan Area identified on Figure 9.105.020-1 (Highway 111 Specific Plan Area Zones). The purpose of this zone is to:
1. Establish new standards for development within the Plan Area to create a mixed-use environment that balances existing retail development with new opportunities for pedestrian-oriented commercial development with active ground floor uses connected to public spaces and active and walkable corridors;
 2. Enable the provision of market rate and affordable housing opportunities within the Plan Area that will meet or exceed the City’s allotted housing needs;
 3. Create a pedestrian environment by requiring new blocks and street connections for large scale redevelopment, as envisioned in the Specific Plan.
 4. Support landscapes and building design that support urban resiliency, walkability, heat mitigation, and accessibility within human-scaled spaces.

Figure 9.105.020-1: Highway 111 Specific Plan Area Zones



B. Applicability.

1. These requirements are applied in combination with other applicable standards in Title 9 (Zoning) as further described in Section 9.105.010.B (Applicability).
2. When there is a conflict between the requirements in this Chapter, and other requirements in Title 9 (Zoning), this Chapter supersedes.

C. Zones Established.

1. Highway 111 Mixed-Use (HMU) Zone. As described in Section 9.105.020.A (Purpose), the Highway 111 Mixed-Use Zone is intended to implement the vision outlined in the Specific Plan for the continued development of automobile dependent uses along the Highway 111 Corridor right-of-way while promoting more human-scaled, pedestrian-oriented commercial development with active ground floor uses within the remainder of the Plan Area. Throughout the Plan Area, a mix of residential uses is desired, either with residential uses located above or behind commercial uses, or where allowed by the Plan, the development of new residential uses on the ground floor.

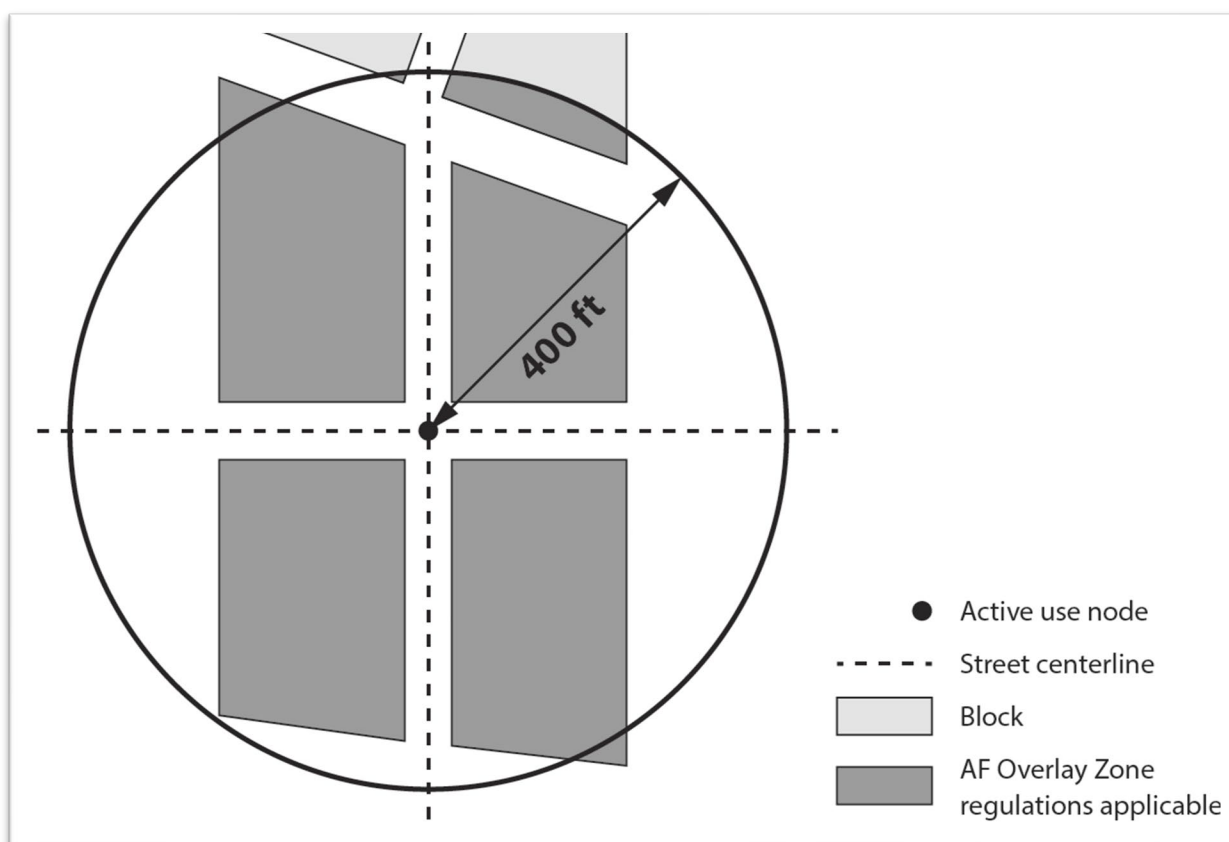
2. Overlay Zones.

a. *Active Frontage (AF) Overlay Zone.*

i. **Applicability.** The AF Overlay Zone implements the “Active Frontage Policy” and applies to property located within a 400-foot radius measured from the intersection point of the two street centerlines which comprise an existing or future designated Active Use Node, as shown in Figure 3-2 of the Specific Plan or on an approved Large Project Site Plan. If only a portion of a parcel or lot falls within the AF Overlay Zone, the regulations of the AF Overlay Zone apply as follows, as demonstrated in Figure 9.105.020-2:

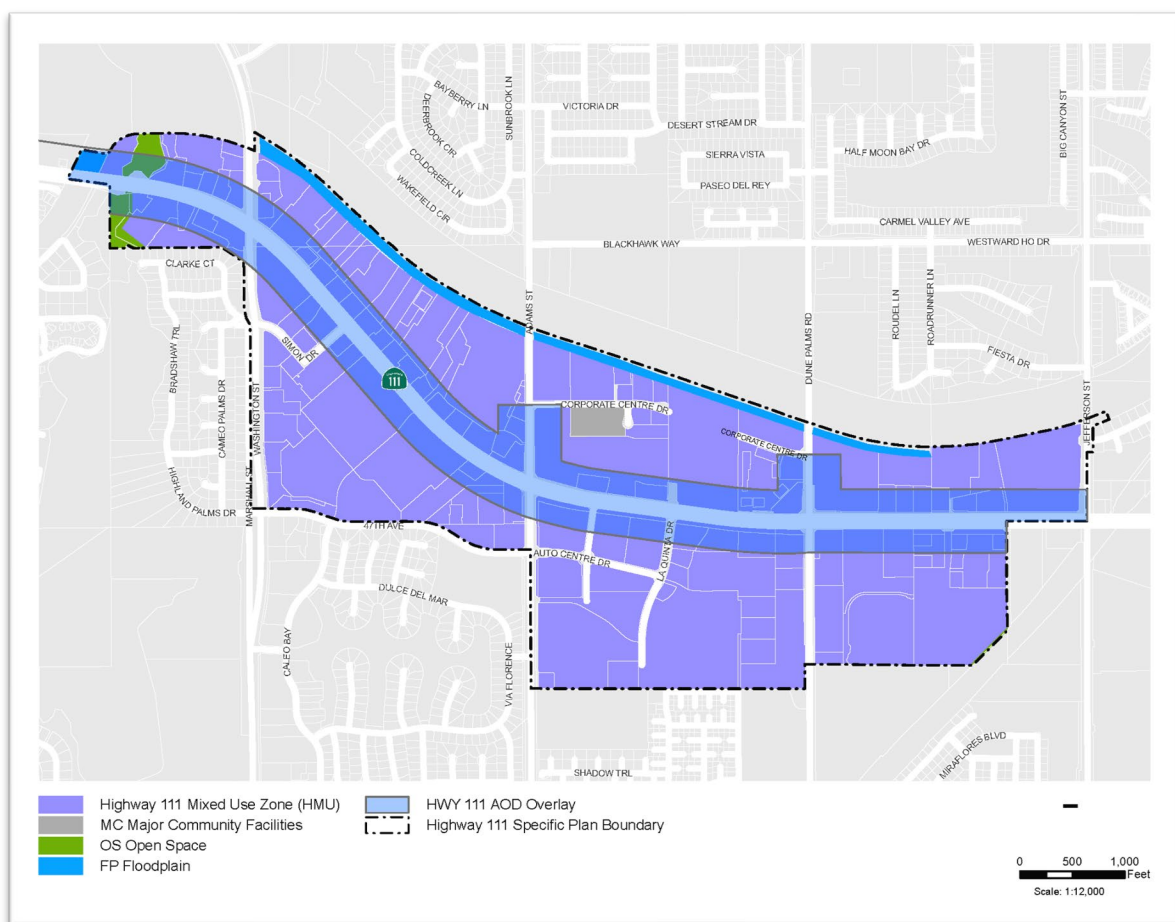
- (a) Less than 50 percent of the parcel area or block face is within the AF Overlay Zone: the regulations only apply to that portion of the parcel or block.
- (b) More than 50 percent of the parcel area or block face is within the AF Overlay Zone: the regulations apply to the whole parcel or block.

Figure 9.105.020-2: AF Overlay Zone



- ii. Modified Regulations. Development projects within the AF Overlay Zone are subject to additional development regulations, as provided in Table 9.105.020-1 through Table 9.105.020-4.
 - iii. Use Restrictions. Development within the AF Overlay Zone must not be developed with residential units on the first or ground floor. Uses associated with an on-site residential use, such as leasing office, community space, the work component of a live/work unit, or project amenities are allowed on the ground floor. All other non-residential uses (e.g. office, retail, restaurant, office, or service uses) allowed in the HMU zone are allowed.
- b. *Auto-Oriented Development Overlay Zone (AOD)*. The AOD Overlay Zone implements the “Auto Oriented Development Policy” and applies to all parcels or portions of parcels within 300 feet of Highway 111 as measured from the edge of the Highway 111 right-of-way, see Figure 9.105-020-3 (AOD Overlay). Within the boundaries of this AOD Overlay Zone, auto-oriented, auto service, parking lot, and drive-through uses allowed, as shown in Table 9.105.020-5 (Permitted Uses in the HMU Zone and AOD Overlay). If a portion of a parcel falls within the AOD Overlay Zone, the regulations of the AOD Overlay Zone apply as follows:
- i. Less than 50 percent of the parcel area is within the AOD Overlay Zone: the regulations only apply to the portion of the parcel.
 - ii. More than 50 percent of the parcel area is within the AOD Overlay Zone: the regulations apply to the whole parcel.

Figure 9.105-020-3: AOD Overlay



D. General Regulations.

1. Alternative to Required Placement Standards. One or more amenities, in compliance with the standards below, may be substituted, in part, for the building placement in frontage areas required in Table 9.105.020-2 (Development Standards- Building Placement), so long as they do not obstruct the open pedestrian connection between the building's primary entrance and the sidewalk. Allowed frontage area alternative amenities are limited to:
 - a. Accessory outdoor dining, provided the outdoor dining is:
 - i. Accessory to a permitted use; and
 - ii. Separated from the public right-of-way only with planters, shrubs, or approved fencing with a maximum height of 36 inches.
 - b. Merchandise display and sales, provided that the display and sales area is:
 - i. Associated with a permitted use; and
 - ii. Only replaces up to a maximum 25 percent of the building facade requirement.

- c. Open space, public plaza, or other civic space, provided that the space is open to the public and developed to include shade, seating area, and a combination of landscaped and paved space.
- 2. Vertical Articulation.
 - a. Building façades up to 75 feet in length along a right-of-way must incorporate at least one of the following on all upper stories:
 - i. Window bays a minimum 30 inches in depth from building facade;
 - ii. Recesses a minimum three feet in depth from building facade; or
 - iii. Balconies.
 - b. When a building facade exceeds 75 feet in length along a right of way, all upper stories must be separated into facade bays no greater than 60 feet in width defined by a recess a minimum of three feet in depth and at least one of the following strategies:
 - i. Change in roof parapet height or shape;
 - ii. Change in roof form; or
 - iii. Change in building height with a minimum of eight-foot difference.
 - c. When a building facade exceeds 400 feet in length along a right- of- way, the building must incorporate a vertical break a minimum 40 feet wide and 20 feet deep. The resulting space must:
 - i. Be closed to vehicular circulation;
 - ii. Be improved with pedestrian amenities and a combination of landscaping and paving that serves as an extension of the abutting sidewalk;
 - iii. Provide a minimum 100 square feet that is covered; and
 - iv. Remain accessible and open to the public.
- 3. Corner Treatment. Projects must accentuate the building massing at street intersection or corner with minimum one of the following elements.
 - a. A tower or dome element at least 80 square feet in area;
 - b. A decorative parapet;
 - c. A rounded corner with an increased amount of transparency or glazing than provided on adjacent facades; or
 - d. Bay windows within six feet of the building corner.
- 4. Ground Floor Entrances.
 - a. All non-residential ground floor uses must have one entrance that is visible and accessible from the primary right-of-way. Additional entrances may be accessed from the side or rear parking area.

- b. Street-facing non-residential building façades up to 150 feet must incorporate at least one ground floor entrance. Buildings 150 feet or longer must provide a minimum of two ground floor entrances, and one entrance per 100 linear feet.
- 5. Required Ground Floor Transparency. A minimum 40 percent of commercial ground floor front or side street-facing facades between 2 and 8 feet in height must be transparent window surface. Windows or openings that are opaque, reflective, covered, or painted do not satisfy this requirement.
- 6. Shade. Shade producing frontages, such as awnings, arcades, and galleries, are required on 50 percent of southern and western facing building facades of non-residential or mixed-use buildings.

E. Zone Development Regulations.

- 1. Overview. This Section establishes the development regulations for the HMU Zone. The components of the HMU Zone development standards are as follows:
 - a. *Density and Site Area.* Table 9.105.020-1 establishes residential density (units per acre), floor area ratio (FAR), lot dimension, and lot coverage regulations.
 - b. *Building Placement.* Table 9.105.020-2 regulates building setbacks building placement.
 - c. *Building Form.* Table 9.105.020-3 establishes the building form regulations, such as floor to ceiling height, building height.
 - d. *Parking Placement.* Table 9.105.020-4 provides setback standards for off-street parking and standards for curb cuts and site access.

Table 9.105.020-1: Development Standards – Density and Site Area

Standard	HMU Zone	AF Overlay Zone
Density, Minimum	n/a	n/a
Density, Maximum	40 du/ac	40 du/ac
Floor Area Ratio (FAR)	1.0	1.0
Lot Size, Minimum	No min.	No min.
Lot Coverage, Maximum	60%	80%

Figure 9.105.020-4: Building Placement

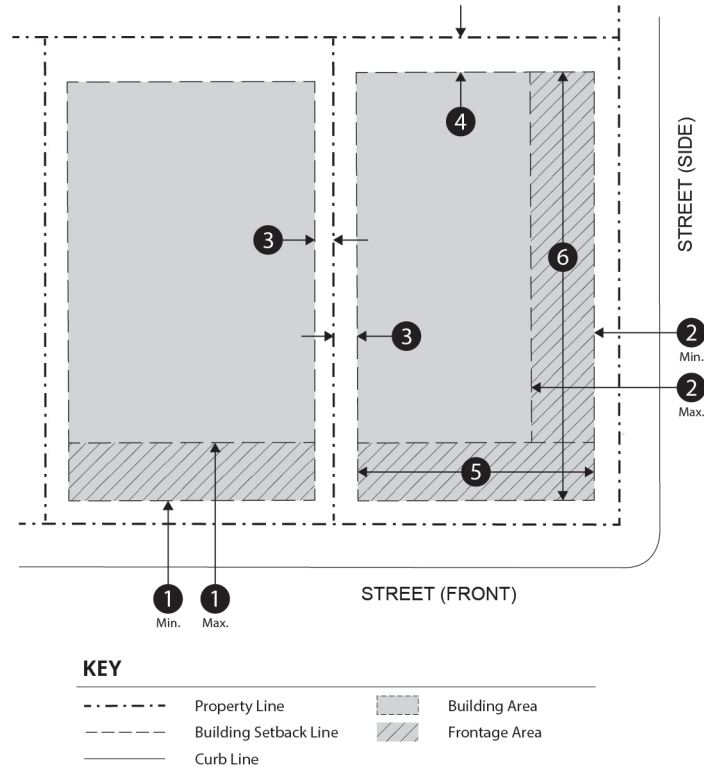


Table 9.105.020-2: Development Standards – Building Placement

Standard	HMU Zone	AF Overlay Zone	Key
Building Setbacks ¹			
Front Setback	10 ft min.; 80 ft max. ²	0 ft min; 15 ft max.	1
Street Side Setback	20 ft min.; 80 ft max. ²	5 ft min; 20 ft max.	2
Interior Side Setback	5 ft min	0 min	3
Rear Setback	10 min	no min	4
Encroachments into Setbacks			
Roof overhangs, architectural features, and stairs/ramps	2 ft. max.	2 ft. max.	
Uncovered patios	2 ft. max.	Up to the sidewalk	
Covered patios	Not allowed	Not allowed	
Frontage Area Occupancy (portion of front or side street frontage area occupied by a building)			
Front	n/a	50% front lot width	5
Street side	n/a	20% of street side lot, starting from corner	6

Table 9.105.020-2: Development Standards – Building Placement

Standard	HMU Zone	AF Overlay Zone	Key
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¹ Measured from property line. For properties that are located directly adjacent to Highway 111, minimum 30 feet setback from the front, rear, or side property line that is directly next to the public right of way of Highway 111.

² Maximum setback applies to new development and is required only as part of a Large Project Site Plan or new application. No maximum setback for existing structures.

Figure 9.105.020-5: Building Form

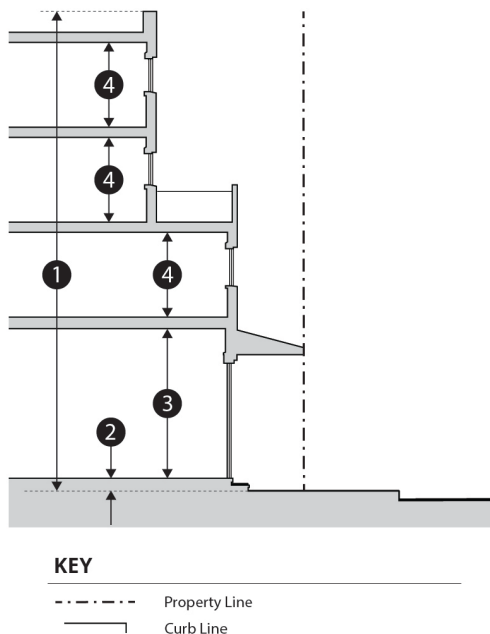
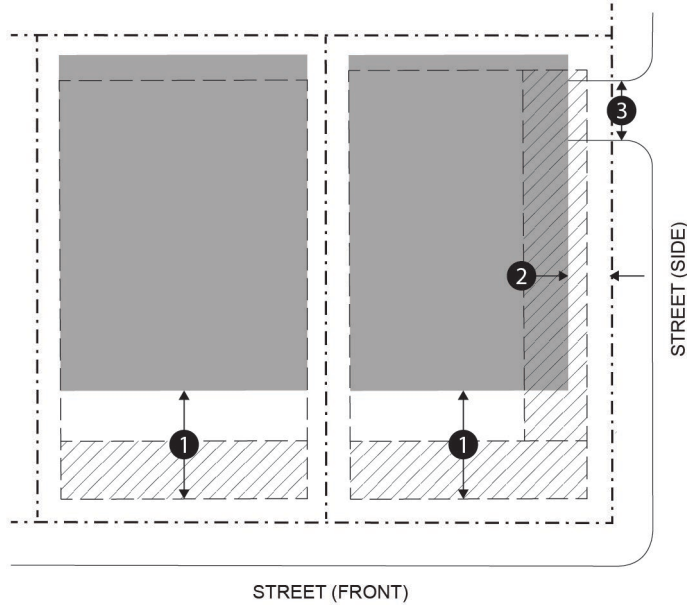


Table 9.105.020-3: Development Standards – Building Form

Standard	HMU Zone	AF Overlay Zone	Key
Building Height¹			
<i>Stories, Maximum</i>	4	4	①
<i>Overall Maximum</i>	50 ft	50 ft	
Ground Floor Finish Level, Above Grade			
<i>Residential, Minimum</i>	n/a	12 in	②
<i>Non-Residential, Maximum</i>	n/a	2 ft	
Floor-to-Ceiling			
<i>Ground Floor, Minimum</i>	9 ft	14 ft	③
<i>Upper Floor(s), Minimum</i>	9 ft	9 ft	④

¹Image Corridor building height limitations in Section 9.50.020 (Height limits and setbacks near image corridors) do not apply to the HMU Zone or any overlay zones established in this Chapter.

Figure 9.105.020-6: Parking Placement



KEY

- - - - - Property Line
- - - - - Building Setback Line
- Curb Line
- Curb Line
- Parking Area
- ▨ Frontage Area

Table 9.105.020-4: Development Standards – Parking Placement

Standard	HMU Zone	AF Overlay Zone	Key
Number of Required Parking Spaces	See Section 9.105.030	See Section 9.105.030	
Parking Area Setbacks			
Front Setback	n/a	20 ft minimum	1
Street Side Setback	n/a	15 ft minimum	2
Curb Cuts			
Width, maximum	n/a	24 ft	3
Per block, maximum	One per every 300 ft of street frontage	One per every 400 ft of street frontage. New curb cuts not allowed within 100 feet of a corner intersection or within 100 feet of an Active Node.	

F. Land Use.

1. Allowed uses for the HMU Zone and AOD Overlay are listed in Table 9.105.020-5 (Permitted Uses in the HMU Zone and AOD Overlay).
2. Certain uses require a conditional use per Section 9.210.020 (Conditional Use Permits) or minor use permit per Section 9.210.025 (Minor Use Permits) as indicated in the table.
3. Uses Not Listed.
 - a. Land uses that are not listed in Table 9.105.020-5 are not allowed, except as otherwise provided for in this Title.
 - b. Determination of a Similar Use. In accordance with Section 9.20.040 (Land uses not listed) the Director shall make a determination if uses not included in Table 9.105.020-5 (Permitted Uses in the HMU Zone and AOD Overlay) are allowed.

Table 9.105.020-5: Permitted Uses in the HMU Zone and AOD Overlay

Land Use	HMU Zone	AOD Overlay
<i>P = Permitted Use A = Accessory Use C = Conditional Use Permit M = Minor Use Permit S = Specific Plan required T = Temporary Use Permit X = Prohibited use</i>		
Retail Uses		
Cigar lounges, hookah bars, and similar uses with onsite smoking	M	M
Food, liquor, and convenience stores		
<i>under 10,000 sq. ft. floor area, open less than 18 hours/day¹</i>	P	P
<i>under 10,000 sq. ft. floor area, open 18 or more hours/day¹</i>	C	M
<i>over 10,000 sq. ft. floor area</i>	M	M
Plant nurseries and garden supply stores, with no propagation of plants on the premises, subject to Section 9.100.110 (Outdoor storage and display)	P	P
Retail stores	P	P
<i>under 10,000 sq. ft. floor area per business</i>	P	P
<i>10,000—50,000 sq. ft. floor area</i>	P	P
<i>over 50,000 sq. ft. floor area</i>	P	M
<i>with Outdoor sales or display, subject to certain conditions</i>	M	X
General, Office, and Health Services		
Administrative office	P	P
Business services	P	P
Convalescent hospitals	C	X
Hospitals	C	X

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Table 9.105.020-5: Permitted Uses in the HMU Zone and AOD Overlay

Land Use	HMU Zone	AOD Overlay
<i>P = Permitted Use A = Accessory Use C = Conditional Use Permit M = Minor Use Permit S = Specific Plan required T = Temporary Use Permit X = Prohibited use</i>		
Laundromats and dry cleaners, except central cleaning plants	P	P
Medical center/clinic		
<i>three or fewer offices in one building</i>	P	P
<i>four or more offices in one building</i>	P	C
Pet grooming	P	P
Personal service	P	P
Veterinary clinics/animal hospitals and pet boarding (indoor only)	M	M
<i>Dining, Drinking, and Entertainment Uses</i>		
Bars and cocktail lounges	M	M
Dance clubs and nightclubs	C	C
Restaurants, counter take-out	P	P
Restaurants, drive-through	X	P
Restaurants, other than drive-through	P	P
Theaters	P	P
Tobacco shops without onsite smoking	P	P
<i>Recreation and Assembly Uses</i>		
Community assembly	P	P
Instructional studios	P	P
Libraries and museums	P	P
Mortuaries and funeral homes	X	X
Parks, unlighted playfields and open space	P	P
Sports and recreation, indoor	P	M
Sports and recreation, outdoor	X	X
<i>Public and Semipublic Uses</i>		
Communication towers and equipment (co-location, mounted to existing facility) subject to Chapter 9.170	M	M
Communication towers and equipment (freestanding, new towers) subject to Chapter 9.170	C	C
Educational institutions	C	C
Kennel/boarding	C	C
Public flood control facilities and devices	P	P

Table 9.105.020-5: Permitted Uses in the HMU Zone and AOD Overlay

Land Use	HMU Zone	AOD Overlay
<i>P = Permitted Use A = Accessory Use C = Conditional Use Permit M = Minor Use Permit S = Specific Plan required T = Temporary Use Permit X = Prohibited use</i>		
Public service facility	P	P
Reservoirs and water tanks	X	X
Utilities, minor	M	M
Vocational schools	P	P
Residential, Lodging, and Child Daycare Uses		
Boarding house	P	P
Child daycare facilities, centers and preschools as a principal use, subject to Section 9.100.240 (also see Accessory Uses)	P	P
Dwelling, multifamily ^{2,3}	P	P
Dwelling, single-family	P	P
Dwelling, townhome ^{2,3}	P	P
Emergency shelters	P	P
Hotels and motels	P	P
Mobilehome park	X	X
Residential as an accessory use, e.g., caretaker residences per Section 9.100.160	M	M
Resort residential, subject to Section 9.60.310	X	X
Senior group housing	P	P
Single room occupancy (SRO) hotels, subject to Section 9.100.250	C	C
Timeshare facilities, fractional ownership, subject to Section 9.60.280	P	P
Transitional shelters for homeless persons or victims of domestic abuse	P	P
Automotive, Automobile Uses ⁴		
Automobile service stations, with or without minimart subject to Section 9.100.230	X	P
Auto or truck storage yards, not including dismantling	X	X
Auto parts stores	P	P
Auto repair	X	C
Auto repair- specialty shops	X	C
Car washes	X	P
Golf cart, neighborhood electric vehicle (NEV), and electric scooter sales	P	P

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Table 9.105.020-5: Permitted Uses in the HMU Zone and AOD Overlay

Land Use	HMU Zone	AOD Overlay
<i>P = Permitted Use A = Accessory Use C = Conditional Use Permit M = Minor Use Permit S = Specific Plan required T = Temporary Use Permit X = Prohibited use</i>		
Private parking lots/garages as a principal use subject to Chapter 9.150, Parking	X	C
Truck or equipment rentals	X	X
Vehicle sales and leasing, new	X	M
Vehicle sales and leasing, used	X	C
<i>Warehousing and Heavy Commercial Uses</i> ⁴		
Central cleaning or laundry plants	X	X
Contractor offices, public utility and similar equipment/storage yards	X	X
Ministorage facility	X	X
Pest control services	X	X
Wholesaling/distribution centers, general warehouses with no sales to consumers	P	X
<i>Industrial and Research Uses</i>		
Recycling centers as a primary use, collection and sorting only, subject to Section 9.100.190	X	C
Recording studios	P	P
Research and development	P	P
<i>Accessory Uses and Structures</i>		
Antennas and satellite dishes, subject to Section 9.100.070	A	A
Construction and guard offices, subject to Section 9.100.170	P	P
Dancing or live entertainment as an accessory use	A	A
Portable outdoor vendor uses subject to Section 9.100.100	M	M
Game machines as an accessory use	A	A
Incidental on-site products or services for employees or businesses, such as child day care, cafeterias and business support uses	A	A
Indoor golf or tennis facilities as an accessory use	A	A
Other accessory uses and structures which are customarily associated with and subordinate to the principal use on the premises and are consistent with the purpose and intent of the zoning district, as determined by the director	A	A
Outdoor golf or tennis facilities as an accessory use	X	X
Pool or billiard tables as accessory use (3 tables or less)	A	A

Table 9.105.020-5: Permitted Uses in the HMU Zone and AOD Overlay

Land Use	HMU Zone	AOD Overlay
<i>P = Permitted Use A = Accessory Use C = Conditional Use Permit M = Minor Use Permit S = Specific Plan required T = Temporary Use Permit X = Prohibited use</i>		
Reverse vending machines and recycling drop off bins, subject to Section 9.100.190	A	A
Swimming pools as an accessory use	A	A
Temporary Uses		
Christmas tree sales, subject to Section 9.100.080	T	T
Commercial filming, subject to 9.210.050	T	T
Halloween pumpkin sales, subject to Section 9.100.080	T	T
Holiday period storage subject to Section 9.100.145	M	M
Sidewalk sales, subject to Section 9.100.120	T	T
Special events, subject to Section 9.100.130	T	T
Stands selling fresh produce in season, subject to Section 9.100.090	T	T
Temporary outdoor events, subject to Section 9.100.130	T	T
Use of relocatable building, subject to Section 9.100.180	T	T
Other Uses		
Medical marijuana dispensaries	X	X
Sexually oriented businesses ⁵	C	C

¹ With no consumption of alcohol on the premises.

² If part of a mixed-use project per Section 9.140.090.

³ If not part of a mixed use project: Subject to Section 9.30.070 (RH, High Density Residential District) for density.

⁴ Subject to Section 9.100.110, Outdoor storage and display.

⁵ Property must also be located within the SOB (sexually oriented business) overlay district.

G. Large Site Development.

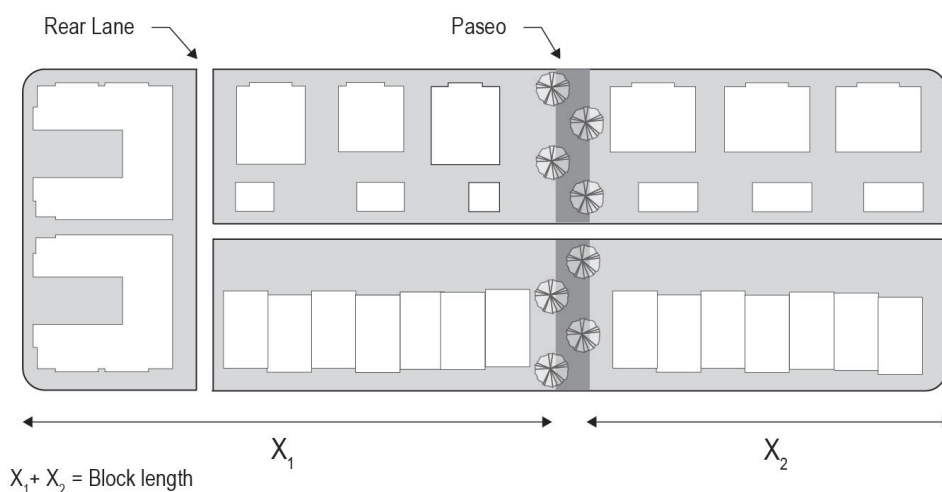
1. Purpose. This section establishes standards for to create new, interconnected places and to reinforce walkable urban environments developed with a mix of residential, retail, entertainment, office, civic, and service uses within a compact, pedestrian-friendly, and transit-supportive environment.
2. Applicability.
 - a. These standards apply to development activity, including subdivision, on one site, a combination of sites, or a portion of a site:
 - i. Three and one half acres or larger in size, or
 - ii. 400 feet or more of linear street frontage.

- b. *Exceptions.*
 - i. Outparcels identified as of the effective date of this chapter that are less than three and one-half acres in area, are designated to be separately owned or leased, and developed independently are not subject to the requirements of this section.
- 3. Review Procedures.
 - a. *Permit Required.* New development proposals must receive approval of a site development permit in compliance with Section 9.210.010 (Site Development Permits) and the requirements of this section.
 - b. *Large Project Site Plan Required.* In addition to the application requirements for a site development permit, applicants must provide a Large Project Site Plan that must include the following information:
 - i. Project boundaries;
 - ii. Existing and proposed blocks in compliance with subsection (G)(4) (Blocks);
 - iii. Existing and proposed thoroughfares, including alleys if applicable, in compliance with subsection (G)(5) (Thoroughfares);
 - iv. If more than one building or structure, the proposed lot or site configuration;
 - v. Compliance with the building placement requirements of subsection (E) (Zone Development Regulations);
 - vi. For projects within the AF Overlay Zone, demonstrated compliance with building frontage occupancy requirements of Table 9.105.020-2;
 - vii. Compliance with frontage design requirements of Section 9.105.030.G (Building Frontage Regulations);
 - viii. Existing and proposed pedestrian and bicycle connections; and
 - ix. Existing and proposed civic space(s) in compliance with Section 9.105.030.H (Civic Space Standards).
- 4. Blocks.
 - a. Individual block faces and the total block perimeter must meet the standards established in Table 9.105.020-6 (Block Size).
 - b. Blocks may be irregularly shaped (i.e., non- rectangular) provided they are still in compliance with the standards in Table 9.105.020-6 (Block Size).

Table 9.105.020-6: Block Size	
Zone	Block Face Length (max.)
Highway 111 Mixed Use (HMU) Zone	600 ft.
Active Frontage (AF) Overlay	400 ft.

- c. Blocks may exceed the maximum allowed face length if a pedestrian paseo is included, in compliance with the following (See Figure 9.105.020-7: Block Length Measurement):
 - i. Paseos must cut through the entire block;
 - ii. The maximum block face length distance on either side of the paseo may not exceed the maximum in Table 9.105.020-1 (Block Size); and
 - iii. Only one paseo is allowed per block.

Figure 9.105.020-7: Block Length Measurement



- d. **Block Front.**
 - i. Projects subject to this Section must define the block front and block side based on existing and proposed streets and connections.
 - ii. Projects with a phased development plan must orient buildings to face the location of future streets and block fronts, even if the street is not developed until a future phase. Buildings may be oriented to have frontage on an existing drive aisle until the street is developed.
 - iii. For new streets and blocks, the block front will be the block face with:

- (a) The greatest proportion of parcels in the Active Frontage Overlay Zone, or
 - (b) The presence of existing active frontage or retail frontage on the building(s) along the same block side or across the street, or
 - (c) The greatest proportion of buildings with their primary entrance along the same side of the street.
 - iv. Block frontages must face each other across public or private thoroughfares as established in the Circulation Element of the Specific Plan.
5. Thoroughfares. Public or private thoroughfares define the publicly accessible circulation network that refines large sites into more interconnected and walkable environments. They provide multiple routes for vehicular, bicycle, and pedestrian circulation.
- a. *Design*.
 - i. Public or private thoroughfares must comply with City standards and be designed as public streets and in compliance with the street standards provided in Chapter 3 of the Specific Plan.
 - ii. Drive aisles do not constitute a thoroughfare and do not satisfy the requirements of this section.
 - b. *External Connectivity*.
 - i. Thoroughfares must be planned consistent with Chapter 3 in the Specific Plan and be arranged to connect from existing or proposed thoroughfares and intersections into adjoining properties whether the adjoining properties are undeveloped and intended for future development, or if the adjoining lands are developed and include opportunities for the connections.
 - ii. New thoroughfares must connect to existing intersections, unless the Director approves an alternative. New curb cuts or intersections along Highway 111 are not allowed.
 - iii. Thoroughfare rights-of-way must be extended to or located along adjoining property boundaries to provide a roadway connection or thoroughfare stub for development in compliance with the standards in subsection A (Block Size).
 - iv. The Project Site Plan must identify all stub streets for thoroughfares and include a notation that all stub streets must connect with future thoroughfares on adjoining property.
 - v. Cul-de-sacs are not allowed.

Title 9: Zoning

Chapter 9.105 Highway 111 Development Code

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9.105.030 Supplemental Standards

- A. **Purpose.** This Section establishes supplemental development standards, including landscaping, parking, and screening, as well as building frontage and civic space standards. These standards supplement the standards established in Title 9 (Zoning). The standards ensure development that establishes and reinforces the vision for the La Quinta Highway 111 Specific Plan Area (Plan Area).
- B. **Applicability.**
 - 1. The standards in this Section apply to all projects in the Plan Area subject to this Chapter and must be considered in combination with the applicable standards for the Highway 111 Mixed Use (HMU) Zone established in Section 9.105.020 (Mixed Use Zone Standards).
 - 2. In the event of any conflict between the standards of this Section and the standards in another Section of this Chapter or any standard in the La Quinta Municipal Code, the standards in this Section supersede, unless stated otherwise.

C. Landscaping.

1. Purpose. This Section establishes additional standards for landscaping in the Plan Area.
2. Applicability. These standards shall be considered in combination with the requirements of Section 9.100.040 (Landscaping). The provisions of Section 9.100.040 (Landscaping) apply, except as modified below.
3. General Landscaping Standards. Landscaping must comply with the following:
 - a. *Perimeter Landscaping.*
 - i. Setback areas required in the HMU Zone must be landscaped.
 - ii. Setbacks provided beyond the minimum required setback are not required to be landscaped and may be paved.
 - iii. Setbacks provided in the Active Frontage (AF) Overlay Zone are not required to be landscaped.
 - b. *Interior Landscaping.*
 - i. Building Perimeters. The portions of a nonresidential building that front a public street, internal street, or publicly accessible drive aisle must have one or more landscape planters installed along a minimum 20 percent of that building face. The planter must be three feet wide. This standard does not apply to buildings located in the AF Overlay Zone or buildings located along the front or corner side of the property line where setback landscaping is already provided pursuant to subsection (C)(3)(a), above.
 - ii. Interior landscaping must be provided consistent with subsection 9.100.040(B) (Landscaping Standards).

D. Open Space.

1. Purpose. This Section establishes standards for required open space in the Plan Area. These standards are intended to ensure that open space as a project benefit is provided. The standards of this section are distinct from any private patio or balcony space typically required per unit as part of a residential project.
2. Applicability.
 - a. These standards apply to all residential and residential mixed-use projects on lots one half acre or larger within the HMU Zone and must be considered in combination with the requirements of Section 9.105.020 (Highway 111 Mixed Use (HMU) Zone Standards).
 - b. *Exemptions.* The standards in this section do not apply to
 - i. Development in the AOD Overlay Zone; and
 - ii. Non-residential projects.

3. Minimum Open Space Required. Projects must provide minimum four percent of the gross lot area as open space.
4. Design and Dimensions. Open space must meet the following standards:
 - a. Must be provided at ground level and visible to the public. Rooftop or upper story open space does not satisfy the requirements.
 - b. Provide a minimum dimension of 20 feet in any direction;
 - c. A minimum of 50 percent of the open space must be landscaped, covered, or shaded; and
 - d. Open space cannot be enclosed by a building façade, wall, fence, or hedge taller than 36 inches in height or on more on three sides. Fences required for safety and security, including fences around pool areas, are exempt from these limitations on height and location.
5. Open space that is accessible to the public and complies with the standards in Section 9.105.030(H) (Civic Space Standards) may satisfy both the open space and the Civic Space standard requirements.

E. Screening.

1. Purpose. This Section establishes additional standards for screening in the Plan Area.
2. Applicability. These standards shall be considered in combination with the requirements of Section 9.100.050 (Screening). The provisions of Section 9.100.050 (Screening) apply except as provided below.
3. Screening of Property.
 - a. Abutting Residential Zones. Commercial and mixed uses in the HMU Zone must be screened from adjacent residential zones along the shared lot line by plant materials, as approved by the designated approval authority.
 - b. Openings or pedestrian/bicycle connections are required every 50 feet to ensure safety, crime prevention, and adequate access and connectivity.
 - c. Fences and solid walls are not allowed between projects in the HMU Zone or between a HMU Zone and any adjacent zone if new street, future connection, or street stub is proposed to comply with the block and connectivity requirements of Section.9.105.020(G) (Large Site Development), except when a solid wall or fence is required to screen parking areas pursuant to subsection (F)(5)(d), below.
4. Screening Standards for Loading Areas. Loading areas located behind a building and that are not visible from adjacent streets or from residential, open space, and recreation areas, need not be screened, subject to review and approval by the Director.

F. **Parking.**

1. Purpose. This Section establishes additional standards for off-street parking in the Plan Area.
2. Applicability. These standards shall be considered in combination with the requirements of Chapter 9.150 (Parking). The provisions of Chapter 9.150 (Parking) apply, except as modified below.
3. Parking Location and Accessibility
 - a. Off-street parking may be provided on-site or off-site. Requirements for on- or off- site parking are below.
 - i. All of the required parking spaces for residential development and a minimum of 80 percent of the required parking spaces for commercial development must be provided on-site in new development projects.
 - ii. Up to 20 percent of required parking spaces for commercial development may be provided off-site, but no further than 300 feet from the project property line.
 - iii. A parking plan is required for any off-site parking. The parking plan must include the amount and location of any off-site parking and a shared parking agreement with the adjacent property owner(s).
 - b. *Garages.* For all residential uses, required parking does not need to be provided in a garage or covered carport.
4. Spaces Required by Use.
 - a. *Off Street Parking Required.* The required parking is 50 percent parking of the required off-street parking standards in Chapter 9.150 (Parking), Table 9-11 (Parking for Residential Land Uses) and Table 9-12 (Parking for Nonresidential Land Uses).
 - b. *Change of Use.* No additional off-street parking is required for a change from an existing nonresidential use to a different nonresidential allowed within the HMU Zone.
 - c. *Guest Parking.* No on-site guest parking is required.
 - d. *Parking Adjustments.*
 - i. *Golf Carts and Neighborhood Electric Vehicles.* A 10 percent parking reduction is allowed if a project provides a minimum of two parking spaces or 10 percent of the minimum number of required spaces, whichever is greater, for golf carts and neighborhood electric vehicles (NEV).

5. Parking Facility Design Standards.
- a. *Stormwater Runoff.* The City decision-making authority may allow the installation of flat curbs for new development within Plan Area to enable rainwater capture in landscape areas to mitigate flooding.
 - b. *Design and Dimensions.*
 - i. *Compact Spaces.* The City decision-making authority may allow up to 30 percent of required parking spaces to be allocated as compact parking spaces.
 - c. *Pedestrian Circulation.*
 - i. *Parking Alignment with Non-Residential Building Entrances.* Pedestrian walkways must be designed according to the following standards:
 - (a) The primary entrance to a building must be located to face a street or be connected to a street. The primary entrance to a building may also face a public plaza, civic space, or pedestrian path/paseo.
 - (b) When it is not possible to locate the primary entrance to face the street, plaza, or pedestrian path, a secondary entrance must be designed to connect to these public spaces.
 - (c) A continuous and clearly marked pedestrian pathway must be provided within a parking area, connecting parking spaces to the primary or secondary building entrance. This path must be free from vehicle obstructions and must be physically separated from vehicles by a curb or designed with high-visibility materials to ensure distinction from parking and drive aisles for pedestrian safety and accessibility.
 - d. *Screening of Parking Areas.*
 - i. *Screening Walls.* Parking areas adjacent to Highway 111, Adams Street, or Dune Palms Road Boulevard are allowed to construct a solid wall to comply with subsection 9.150.080(K), all other parking area screening must be provided utilizing plant screens or berms.
 - ii. *Modifications.* The City decision-making authority may modify the screening requirements for parking areas within the Plan Area where breaks are needed to provide access for pedestrians, bicycles, or to ensure compliance with City standards for visual openness and motorist visibility at intersections.
 - iii. *Parking in the Rear of a Building.* If the parking area is located at the rear of a building where it is not visible from public rights-of-

way or is not located adjacent to a residential use, screening for the parking area is not required.

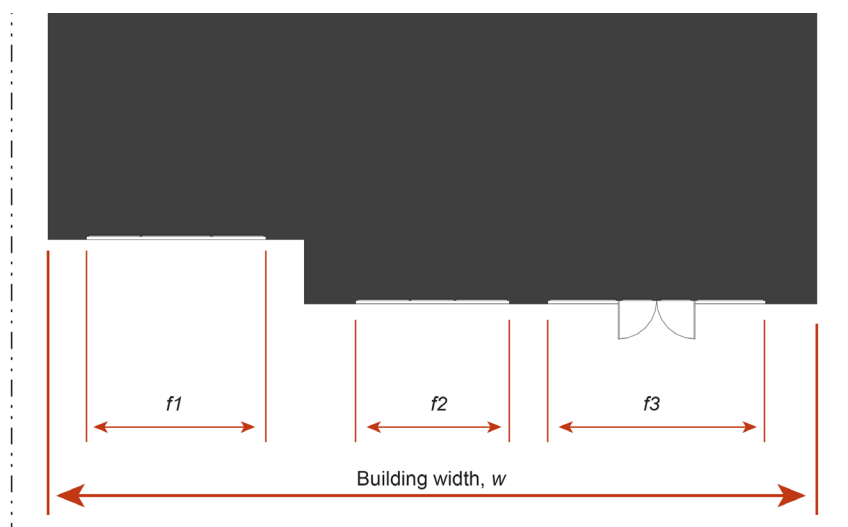
- e. *Perimeter Landscaping.* Whenever any parking area, except that provided for single-family dwellings, adjoins a street right-of-way, a 10 foot wide perimeter planting strip between the right-of-way and the parking area (20 foot wide between Highway 111 and the parking area) must be provided. The planting strip must be landscaped and continuously maintained.
- f. *Shade for Surface Parking Areas.* Shade trees must be installed to provide shade that covers 65 percent of the vehicle parking area within 10 years. All required parking spaces are included in the total parking area calculation, except for the following:
 - i. The area covered by solar photovoltaic shade structures or other shade structures, including trellises;
 - ii. Truck loading bays in front of overhead doors or loading docks;
 - iii. Circulation and maneuvering areas within surface parking lots; and
 - iv. Areas dedicated for truck maneuvering, and circulation as well as main access roads and driveways not used as back-up areas.

G. Building Frontage Regulations.

- 1. Purpose. This Section establishes the frontage and building entrance requirements for the Plan Area and provides the design and development standards for allowed frontage types. Frontage types determine how buildings and entrances individually shape the streetscape.
- 2. Applicability.
 - a. These standards apply to front and street side facades within the HMU Zone and must be considered in combination with the requirements of Section 9.105.020 (Highway 111 Mixed Use (HMU) Zone Standards).
 - b. In the event of any conflict between the standards of this Section and the standards in another Section of this Chapter or any standard in the La Quinta Municipal Code, the standards in this Section supersede, unless stated otherwise.
 - c. The following uses are exempt from this Section:
 - i. Auto repair
 - ii. Auto repair- specialty shops
 - iii. Private parking lots/garages as a principal use
 - iv. Vehicle sales and leasing, new
 - v. Vehicle sales and leasing, used

3. Building Frontage Requirements.
 - a. Buildings in the HMU Zone must be developed with one or more of the allowed frontage types to occupy a minimum percentage, by width, of the total width of a building façade, facing the front or side street as shown in Figure 9.105.030-1: Frontage Measurement, and as listed in Table 9.105.030-1: Required Frontage.

Figure 9.105.030-1: Frontage Measurement



Total Frontage = the Sum of all frontages on the same side (f1 + f2 + f3 + ...)

$$\text{Percentage, } P = \frac{\text{Total Frontage, } F}{\text{Building Width, } W}$$

Table 9.105.030-1: Required Frontage		
Zone/Facade	HMU Zone	AF Overlay
Front	40%	75%
Side Street	20%	40%

- b. *Allowed Frontage Types.* Table 9.105.030-2 describes the range of frontage types allowed throughout the mixed-use district. The types are distinguished by basic form and dimension to ensure that each frontage fosters an engaging pedestrian environment.

Table 9.105.030-2: Development Standards – Allowed Frontage Types			
Frontage Type	HMU Zone	AF Overlay Zone	Standards
Arcade	X	X	Section 9.105.030(G)(4)(a)
Dooryard	X		Section 9.105.030(G)(4)(b)
Forecourt	X	X	Section 9.105.030(G)(4)(c)
Gallery	X	X	Section 9.105.030(G)(4)(d)
Porch	X		Section 9.105.030(G)(4)(e)
Retail Store & Shopfront	X	X	Section 9.105.030(G)(4)(f)
Stoop	X	X	Section 9.105.030(G)(4)(g)
Terrace	X	X	Section 9.105.030(G)(4)(h)

4. Frontage Type Standards.

- a. *Arcade.* Arcade frontage with dimensions as indicated in Table 9.105.030-3, and as illustrated in Figure 9.105.030-2:

Figure 9.105.030-2: Arcade

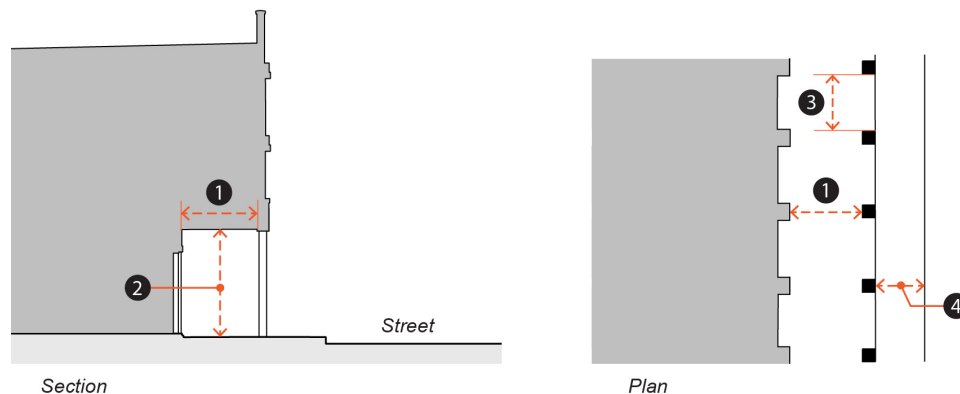


Table 9.105.030-3: Frontage Types – Arcade

Description

An arcade frontage provides a continuous covered walkway in place of or next to a sidewalk. The main façade of the building is placed at or near the right-of-way with the walkway at the ground level and habitable space above, often encroaching over the public right-of-way or encroaching over a pedestrian path. The arcade facilitates pedestrian circulation along building frontages and is intended for buildings with active ground floor uses. Can be utilized with the shopfront frontage type.

Standards

Depth of arcade	8 ft. min.; 16 ft. max.	①
Clear height	8 ft. min.	②
Distance between columns	4 ft. min.	③
Setback from curb	2 ft. min.	④

- b. *Dooryard*. Individual covered dooryard frontages with dimensions as indicated in Table 9.105.030-4, and as illustrated in Figure 9.105.030-3:

Figure 9.105.030-3: Dooryard

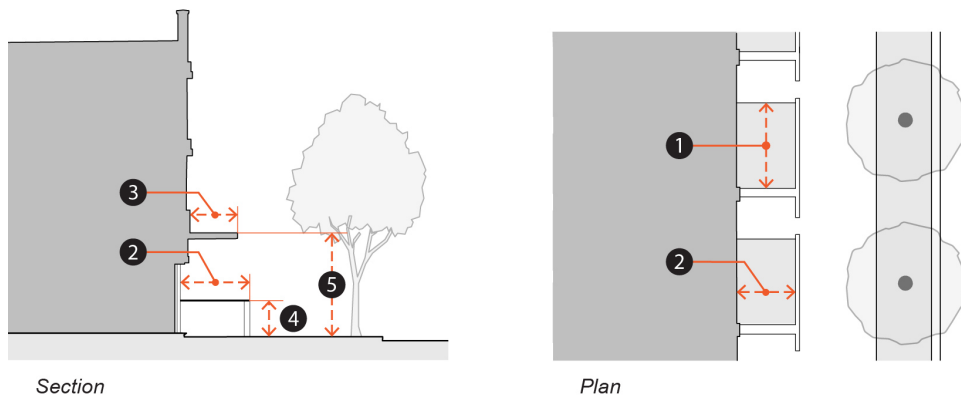


Table 9.105.030-4: Frontage Types – Dooryard

Description

A dooryard provides a limited amount of private open space at the primary building entry. The dooryard area is defined by a low wall, planter, or fence that provides a buffer between the parcel line or right-of-way and the building while preserving a sense of openness to the building entrance. The dooryard may be raised, sunken, or at grade.

Standards

Width of usable yard area	6 ft. min.	①
Depth of dooryard from door	4 ft. min.; 8 ft. max.	②
Projection depth	6 ft. max.	③
Height of closure	3 ft. max.	④
Clear height to projection	8 ft. min.; 12 ft. max.	⑤

- c. *Forecourt.* Forecourt frontage with dimensions as indicated in Table 9.105.030-5, and as illustrated in Figure 9.105.030-4:

Figure 9.105.030-4: Forecourt

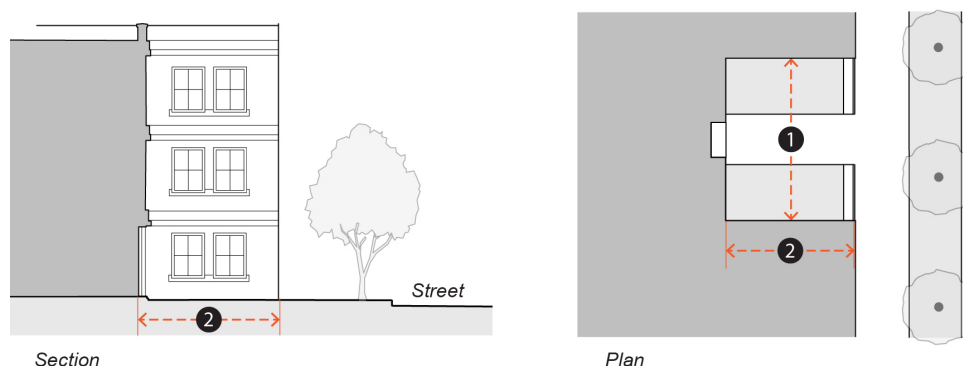


Table 9.105.030-5: Frontage Types – Forecourt

Description

The main façade of the building is placed at or near the right-of-way and a portion (usually the central portion) is set back, creating a courtyard-like space. The space is typically used as an entry court, shared garden area, or additional shopping or restaurant seating area.

Standards

Width of forecourt	12 ft. min.	1
Depth of forecourt	12 ft. min.	2

- d. *Gallery*. Individual covered gallery frontages with dimensions as indicated in Table 9.105.030-6, and as illustrated in Figure 9.105.030-5:

Figure 9.105.030-5: Gallery

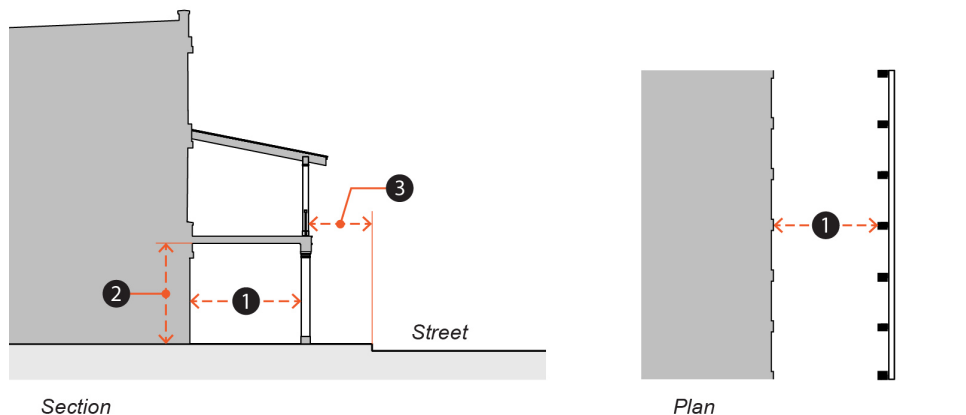


Table 9.105.030-6: Frontage Types – Gallery

Description

The main facade of the building is at or near the frontage line with a cantilevered shed or colonnade that may overlap the sidewalk. The gallery may support habitable space on the upper story. This type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories. If the gallery overlaps the right-of-way, an easement is required. Alternatively, the lot line may be aligned with the edge of the gallery and curb.

Standards		
Depth of gallery	6 ft. min.; 16 ft. max. Must be consistent for the length of the gallery.	1
Clear height	8 ft. min.; 16 ft. max.	2
Setback from curb	2 ft. min.; 10 ft. max.	3

- e. *Porch.* Individual porch frontages with dimensions as indicated in Table 9.105.030-7, and as illustrated in Figure 9.105.030-6:

Figure 9.105.030-6: Porch

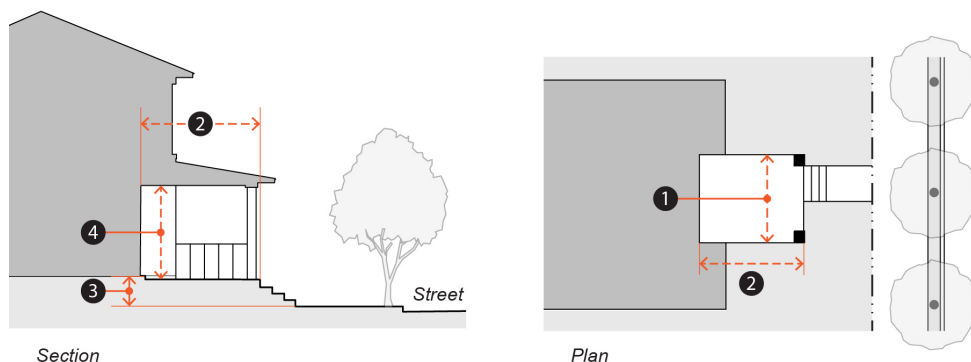


Table 9.105.030-7: Frontage Types – Porch

Description

A porch provides an outdoor living area. It can be either engaged with or projecting from the building facade. The front setback area in front of the porch is typically defined by a fence or hedge to maintain the edge of the property.

Standards

Width of porch	12 ft. min.	①
Depth of porch	8 ft. min.	②
Finish floor level above sidewalk	18 in. min.	③
Clear height (if porch is covered)	8 ft. min.; 12 ft. max.	④

- f. *Retail Store & Shopfront.* Retail Store and Shopfront frontages with dimensions as indicated in Table 9.105.030-8, and as illustrated in Figure 9.105.030-7:

Figure 9.105.030-7: Retail Store & Shopfront

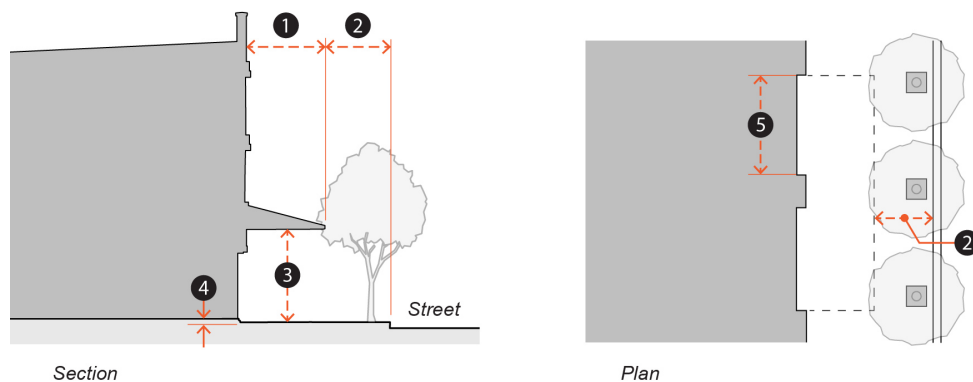


Table 9.105.030-8: Frontage Types – Retail Store & Shopfront

Description

The main façade of the building is placed at or near the right-of-way with an at-grade entrance with direct access to the public sidewalk. The frontage is generally intended for general retail, service, or maker space uses. This frontage may also incorporate projections or recesses.

Standards

Combined recess/projection depth	4 ft. min.	1
Projection setback from curb	2 ft. min.	2
Clear height	8 ft. min.	3
Finish floor level above sidewalk	12 in. max.	4
Width ¹	6 ft. min.	5

On buildings with building facades exceeding 50 feet in length, Retail Store & Shopfront frontages must incorporate variations in building base, awnings, materials, and/or color to visually articulate individual shopfronts.

¹Retail Store & Shopfront width is the width of a continuous field-fabricated non-load-bearing glazing system (also called a “storefront system”) and commercial sliding entrance systems. Each separation between aluminum frames creates a separate shopfront.

- g. *Stoop*. Individual covered stoop frontages with dimensions as indicated in Table 9.105.030-9, and as illustrated in Figure 9.105.030-8:

Figure 9.105.030-8: Stoop



Table 9.105.030-9: Frontage Types – Stoop

Description

The main façade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop must be elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing.

Standards

Width of stoop	5 ft. min.; 8 ft. max.	1
Depth of stoop	5 ft. min.; 8 ft. max.	2
Finish floor level above sidewalk	18 in. min.	3
Projection depth	5 ft. min.; 8 ft. max.	4
Clear height to projection	8 ft. min.	5

- h. *Terrace.* Terrace frontages with dimensions as indicated in Table 9.105.030-10, and as illustrated in Figure 9.105.030-9:

Figure 9.105.030-9: Terrace

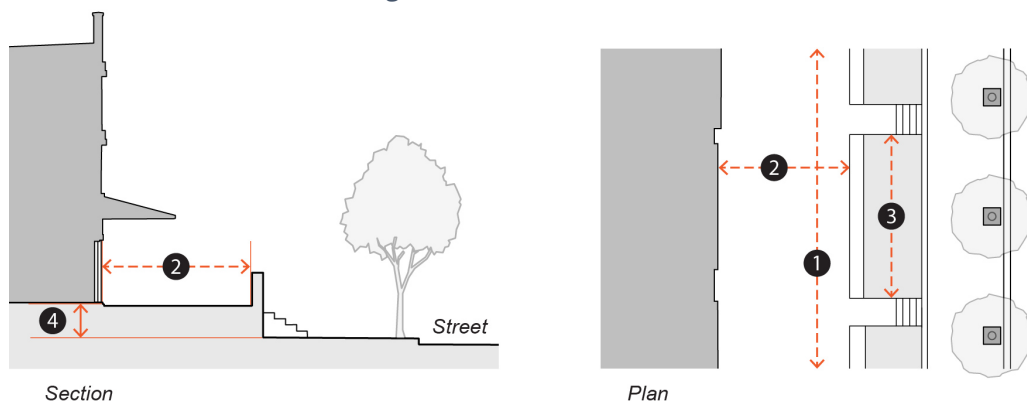


Table 9.105.030-10: Frontage Types – Terrace

Description

The main façade of the building has an elevated terrace that projects outward and engages the sidewalk with frequent stairs or ramps. The terrace allows at-grade access to all ground floor uses due to natural grade constraints or by artificially elevating the terrace floor. Building activities are slightly separated from the adjacent sidewalk by the terrace finish level, and the depth of the terrace provides space for outdoor seating, private yards, or any other appropriate uses.

Standards

Width of terrace	120 ft. max.	①
Depth of terrace	8 ft. min.	②
Distance between entry stairs	50 ft. max.	③
Finish floor level above sidewalk	24 in. min.; 5 ft. max.	④

H. **Civic Space Standards.**

1. Purpose. The purpose of this Section is to establish standards for all civic space types within the Plan Area. The standards in this Section are intended to ensure that publicly accessible civic space is provided to reinforce walkable environments within the HMU Zone.
2. Applicability.
 - a. The standards in this Section apply as follows:
 - i. All projects three and one half acres or greater total site area must provide two civic space types, or 8 percent of the site area as civic space, whichever is greater.
 - ii. 25 percent of civic space area required must be shaded by a combination of tree canopy and physical structures.
 - b. These standards shall be considered in combination with the requirements of Section 9.105.020 (Highway 111 Mixed Use (HMU) Zone Standards).

3. Civic Space Types. Civic spaces must take one of the following forms:
 - a. *Plaza*. Plazas with dimensions as indicated in Table 9.105.030-11, and as illustrated in Figure 9.105.030-10:

Figure 9.105.030-10: Plaza

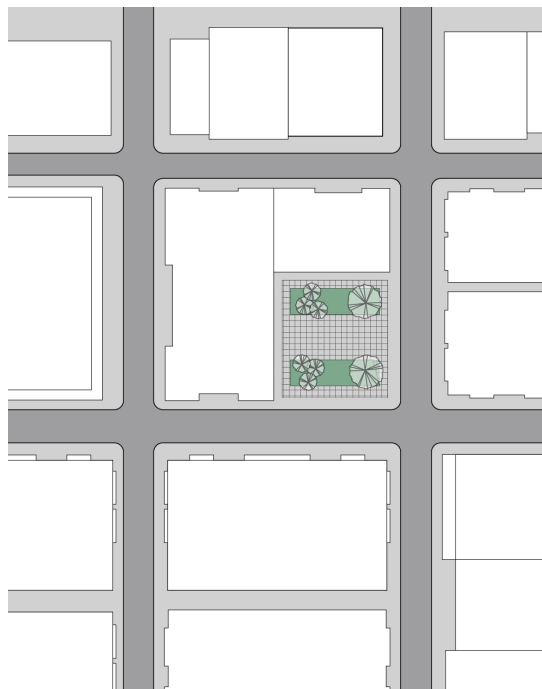


Table 9.105.030-11: Civic Space Types – Plaza

Description

A community-wide space available for commercial activities and civic purposes and intended to add to the activity and vibrancy of streets and neighborhoods. Plazas are formal spaces with interior green spaces, hardscaped surfaces, and defined edges.

Standards

Width	80 ft. min.
Length	80 ft. min.

Miscellaneous

Frontage	Streets are required on two of the plaza's sides
	Facades on lots facing the plaza or across the street must have frontage on to the plaza.

Uses

Commercial uses in support of civic uses
Civic uses
Passive recreation

- b. *Square*. Squares with dimensions as indicated in Table 9.105.030-12, and as illustrated in Figure 9.105.030-11:

Figure 9.105.030-11: Square



Table 9.105.030-12: Civic Space Types – Square

Description

A formal open space with landscaping, hardscaping, and other amenities. A town square is located at the intersection of major streets or pedestrian paths. Spatially defined by building frontages, the space is highly visible and serves as a gathering space, supporting unstructured recreation, limited amounts of structured recreation, and civic and commercial activities such as farmers’ markets, concerts, and art fairs.

Standards

Size	0.5 ac. min.; 3 ac. max.
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Miscellaneous

Frontage	The front of buildings, either attached to the square or across a street, shall face onto the square for a minimum of three-quarters of the perimeter.
----------	--

Uses

Passive/active unstructured open space

Civic uses

Paths

Community gardens

Playgrounds

Public art

- c. *Park*. Parks with dimensions as indicated in Table 9.105.030-13, and as illustrated in Figure 9.105.030-12:

Figure 9.105.030-12: Park

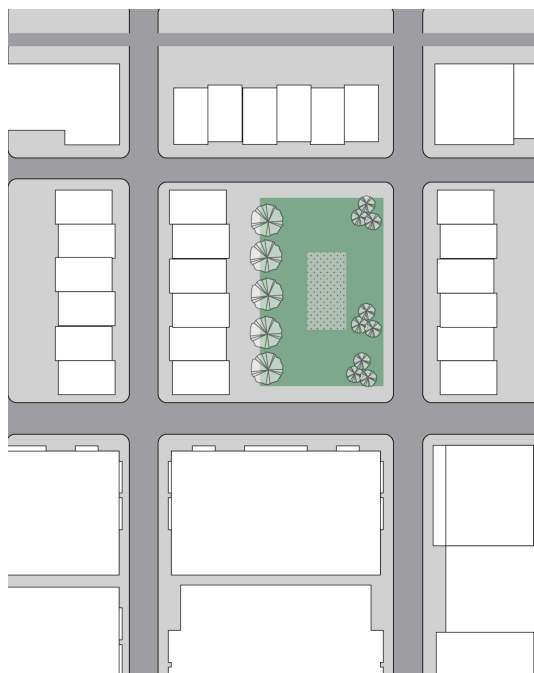


Table 9.105.030-13: Civic Space Types – Park

Description	
A natural preserve available for unstructured recreation.	
Standards	
Size	0.25 ac. min.; no max.
Miscellaneous	
Frontage	The front of buildings, either attached to the square or across a street, shall face onto the square for a minimum of three-quarters of the perimeter.
Uses	
Unstructured open space and passive recreation with paths and trails for pedestrians and bicycles	
Community gardens	
Playgrounds	

- d. *Pocket Park/Plaza*. Pocket parks/plazas with dimensions as indicated in Table 9.105.030-14, and as illustrated in Figure 9.105.030-13:

Figure 9.105.030-13: Pocket Park/Plaza



Table 9.105.030-14: Civic Space Types – Pocket Park/Plaza

Description

A small-scale landscaped or hardscaped civic space designed to provide opportunities for neighborhood gathering and/or passive recreation, located in close proximity to neighborhood residences within walking distance. Pocket parks/plazas are usually accessible from the public right-of-way, and may provide opportunities for seating and dining, as well as a community garden or playground.

Standards

Length	40 ft. min.
Size	5,000 sq ft. min., 10,000 sq ft. max.

Miscellaneous

Frontage	Must have building frontages on at least 2 sides
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Uses

Passive recreation
Outdoor seating
Outdoor dining

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9.105.040 Permits and Procedures

- A. **Purpose.** This Section establishes procedures for the preparation, filing, and processing of applications for development permits and other entitlements required by this Chapter that are in addition to those established elsewhere in Title 9 (Zoning) of the La Quinta Municipal Code.
- B. **Applicability.**
1. This Chapter serves as the zoning regulations for the Plan Area. Unless otherwise specified, the Chapter will be administered in compliance with Title 9 (Zoning) and enforced by the Planning Division, Planning Commission, and City Council, as applicable.
 2. These procedures reference other chapters and sections of Title 9 (Zoning), as applicable. All other provisions and applicable standards contained within the zoning code continue to apply unless specifically replaced or otherwise identified as not applicable in this Chapter.
 3. The provisions of this Chapter are minimum requirements for the protection and promotion of the public health, safety, and general welfare. Where this Chapter provides for discretion of the part of a decision-making authority, that discretion may be exercised to impose conditions on the approval of any project proposed within the Plan Area.
- C. **Decision-Making Authority and Planning Approvals**
1. Table 9.105.040-1 (Decision-Making Authorities) identifies the City official or body responsible for reviewing, recommending, and making decisions on each type of action required by this Code.

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2. All applications for property located within the Plan Area are subject to the review and approval of the decision-making authority identified in Table 9.105.040-1.
3. When not in conflict with provisions of this Chapter, a development application has available all the legislative, administrative, and permit procedures, including administrative relief, as provided in Title 9 (Zoning) and as listed in Table 9.105.040-1.

Table 9.105.040-1: Decision-Making Authorities

Type of Action	Chapter/Section Reference 1	Design and Development Director	Planning Commission	City Council
Administrative and Legislative Actions				
Development agreement	Section 9.250.020	—	Recommendation	Decision
General Plan amendment	Chapter 9.230	—	Recommendation	Decision
Specific plan adoption	Chapter 9.240	—	Recommendation	Decision
Zone map amendment	Section 9.220.010	—	Recommendation	Decision
Zoning text amendments	Section 9.220.020	—	Recommendation	Decision
Development Review Actions				
Conditional use permit	Section 9.210.020	—	Decision	Appeal
Minor adjustments	Section 9.210.040 , and Section 9.105.040.D	Decision	Appeal	—
Minor use permits	Section 9.210.025	Decision	Appeal	—
Site development permits	Section 9.210.010	Decision ²	Decision ³	Appeal
Variances	Section 9.210.030	—	Decision	—
Other Actions				
Conceptual design review	Section 9.200.015	Review	—	—
Environmental review	Section 9.250.010	In compliance with CEQA, the CEQA Guidelines, and the City's environmental review procedures		
Home occupation permits	Section 9.210.060	Decision	—	—
Temporary use permits	Section 9.210.050	Decision	—	—

¹ See applicable Chapter or Section for application, public hearing, and approval requirements.

² For projects listed in Section 9.210.010.D.1.

³ For projects listed in Section 9.210.010.D.2.

D. Minor Adjustments.

1. Purpose. The purpose of a Minor Adjustment is to enable the Director to approve minor deviations from standards of this Chapter or Title 9 (Zoning) when such requests constitute a reasonable use of property but are not otherwise permissible under the strict application of the Code.

2. Applicability.

- a. The Director may grant a Minor Adjustment in the Plan Area as provided in Section 9.210.040 (Minor adjustments) or Table 9.105.040-2 (Minor Adjustments Allowed). The allowed adjustments in Table 9.105.040-2, below, may be more or less restrictive than Section 9.210.040. When in conflict, the allowed adjustment of this Section control.
- b. The number of minor adjustments allowed per application is the same as allowed in Section 9.210.040 (Minor Adjustments).
- c. If the Minor Adjustment request is combined with another application which requires discretionary review by the Planning Commission or City Council, the request will be processed pursuant to [Section 9.200.030](#) (Combined applications) and [Section 9.200.090](#) (Modifications by applicant).
- d. An authorization to approve a Minor Adjustment does not extend to making any changes in the uses permitted in the Plan Area.

Table 9.105.040-2: Minor Adjustments Allowed	
Types of Minor Adjustments	Maximum Allowed Adjustments
Setbacks	
Increase in max projection into setback for porches, balconies, and stairways required in Table 9.105.020-2 (Development Standards – Building Placement)	10%
Decrease in the side or rear setbacks for detached private garages and accessory structures required in Table 9.105.020-2 (Development Standards – Building Placement)	3 feet
Decrease in minimum parking setback required in Table 9.105.020-4 (Development Standards – Parking Placement)	20%
Decrease/increase in required front setback required in Table 9.105.020-2 (Development Standards – Building Placement)	5%, or 2 feet, whichever is lower
Decrease/increase in required rear or side setback required in Table 9.105.020-2 (Development Standards – Building Placement)	10%
Block Perimeter	
Increase in maximum block perimeter or block face length required in Table 9.105.020-6 (Block Size)	10%
Heights	
Increase in maximum fence/wall height required in Subsection 9.105.030.D.4.d	2 feet
Decrease in minimum screen wall height required in Subsection 9.105.030.E (Screening)	2 feet

Table 9.105.040-2: Minor Adjustments Allowed	
Types of Minor Adjustments	Maximum Allowed Adjustments
Frontage	
Decrease in side street frontage percentage requirement for multi-family projects on corner lots with primary street frontage required in Table 9.105.030-1 (Required Frontage)	Waive minimum side street requirement, if the frontage area is provided along lot frontage.
Decrease in building frontage area occupancy within front or side street setback area required in Table 9.105.020-2 (Development Standards – Building Placement)	10% of the required frontage area occupancy percentage (e.g. a 10% reduction of a 20% requirement is a 2% reduction)
Landscaping/Open Space	
Decrease in the required percentage of open space in Subsection 9.105.030.D.3 (Minimum Open Space Required) or civic space in Subsection 9.105.030.H.2 (Applicability)	Waive minimum requirement
Decrease in the landscaping requirements for mixed-use projects in Subsection 9.105.030.C.3 (General Landscaping Standards)	Case-by-case basis
Decrease/increase in dimensions for required civic space in Subsection 9.105.030.H (Civic Space Standards)	Case-by-case basis
Other	
Increase in maximum lot coverage (beyond maximum allowed) in Table 9.105.020-1 (Development Standards – Density and Site Area)	10%
Decrease in required ground floor transparency in Section 9.105.020.D.5 (Required Ground Floor Transparency)	10%

3. Additional Findings for a Decision on a HMU Minor Adjustments. In addition to the required findings in Section 9.210.040 (Minor adjustments), the Director shall make a decision on an application for a Minor Adjustment, with or without conditions, only after the following findings are made:
 - a. Granting the Minor Adjustment will not be materially detrimental to the public health, safety, or welfare and will not impair an adequate supply of light and air to adjacent property;
 - b. The requested Minor Adjustment will not allow a use that is not allowed in the HMU Zone or an overlay zone established in this Chapter;
 - c. The requested Minor Adjustment will not allow an increase in height or density beyond which is allowed in the HMU Zone; and
 - d. The proposed project will comply with all other applicable standards in this Code.

4. Review and Procedures. Applications, modifications, and appeals for Minor Adjustment permits shall be reviewed and processed in compliance with Section 9.210.040 (Minor adjustments).

E. Nonconformities

1. Purpose. The purpose of this section is to promote the public health, safety and general welfare by regulating land uses and structures which were lawfully established at the time this Chapter was adopted, but which do not conform to the provisions of this Chapter. This section is further intended to allow the continued operation and maintenance of uses and structures within the Plan Area until the time when uses or structures may come into full compliance with this Chapter.
2. Applicability. These provisions shall be considered in combination with the requirements of Chapter 9.270 (Nonconformities). The provisions of Chapter 9.270 (Nonconformities) apply, except as modified below.
3. Nonconforming Uses. A nonconforming use is subject to the requirements of Section 9.270.030 (Nonconforming uses) and the following:
 - a. If a use becomes nonconforming because it would require approval of a Conditional Use Permit under this Chapter, the use may not be expanded beyond its existing site area boundaries or changed to another use without obtaining a Conditional Use Permit as required by this Chapter.
 - b. If the nonconforming use is carried on in a nonconforming structure and the portion of the structure within which nonconforming use is conducted is destroyed or damaged, the use may be resumed if restoration or reconstruction complies with Section (E)(4) (Nonconforming structures) of this Section.
4. Nonconforming Structures. A nonconforming structure is subject to the requirements of Section 9.270.050 (Nonconforming structures), except when in conflict with the following:
 - a. Structures that do not conform to the regulations established by this Chapter and which lawfully existed prior to or on the effective date of this Chapter, may be continued, transferred and/or sold, provided there is no physical change other than necessary maintenance and repair in such a structure, except as otherwise provided by this Section.
 - b. Any nonconforming structure, except as otherwise regulated, may be repaired, maintained, or altered in any manner which decreases the degree of nonconformity, does not increase the degree of nonconformity, or does not create new nonconformities.
 - c. Nonconforming structures may be expanded subject to the following provisions:

- i. The allowed increase, at one time or cumulatively over a period of time for the life of the structure, does not exceed 25 percent of the gross floor area of the structure at the time this Chapter is established.
 - d. Any expansion not authorized under subsection (E)(4)(c), above, must conform to the regulations of this Chapter.
- 5. Except as otherwise provided in this Section, no nonconforming structure that is voluntarily razed or required to be razed by the owner thereof may thereafter be restored except in full conformity with the provisions of this Chapter.

Title 9: Zoning

Chapter 9.105 Highway 111 Development Code

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9.105.050 Definitions

A. **Purpose.** This Section establishes the definition of terms and land uses in this Chapter. For additional general terms see Chapter 9.280 (Definitions). If a term or land use is not defined in this Chapter, the Director must make a determination of the correct definition according to procedures established in Title 9 (Zoning).

B. **Definitions of Terms.**

Arcade. A covered pedestrian way along the side of a building at the first floor with habitable space above which provides access to retail spaces.

Block Face. The aggregate of all the building facades on one side of a block.

Building height, maximum. See Sections 9.50.050 and 9.90.010 (Maximum building height).

Civic Space. An outdoor area designed and intended for a combination of public gathering, passive and active recreation, and/or civic and community related activities.

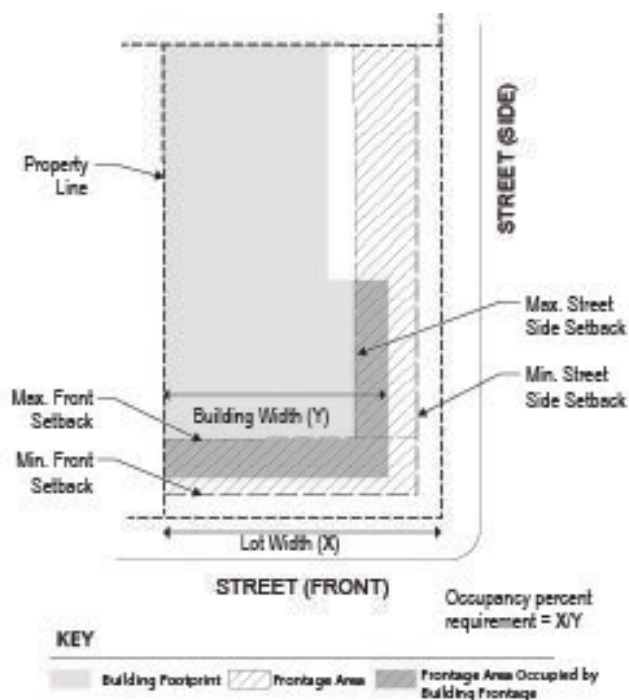
Forecourt. A building entrance and facade type where a portion of the building facade is close to the property line while the central portion of the building is set back, creating a small courtyard space. The courtyard may be used as an entry court or as shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

Frontage type. The building facade that directly abuts a public street, private street, parking lot driveway, parking spaces, pedestrian mall, or walkway.

Frontage Area. The linear street frontage between the minimum and maximum setback lines along the front of a parcel and along the side street of a corner parcel.

Frontage Area Occupancy. The percentage of the lot width (front) or depth (street side) that must be occupied by building frontage located within the frontage area. See Figure 9.105.050-1.

Figure 9.105.050-1: Frontage Area Occupancy



Gallery. A building entrance and facade type typically used in retail applications where the facade is aligned close to the property line with an attached cantilevered shed roof or a lightweight colonnade overlapping the sidewalk.

Mixed use. A combination of a mix of land uses, such as, but not limited to, commercial and residential uses, in the same structure, parcel or project site, where the residential component is located either above (vertical mixed-use) or adjacent to (horizontal mixed-use) the nonresidential component.

Paseo. A pedestrian lane located and designed to reduce the required walking distance within a neighborhood.

Porch. A building entrance and facade type where the facade is set back from the property line and has a set of stairs and landing attached to the facade. Porches may be open on two or three sides and may be covered or uncovered.

Shopfront. A building entrance and facade type, typically for commercial and retail use, where the facade is aligned close to the property line with the building entrance at the level of the sidewalk.

Stoop. A building entrance and facade type where the facade is aligned close to the property line with the first story elevated from the sidewalk sufficiently to secure privacy for first-story windows and the entrance usually as an exterior stair and landing.

Terrace. A building entrance and facade type where the main facade of the building is at or near the property line with an elevated terrace providing public circulation along the facade.

Thoroughfares. A right-of-way for use by vehicular, pedestrian, and bicycle traffic that provides access to lots and open spaces, and that incorporates vehicular lanes and public frontages.

C. Definition of Land Uses.

Administrative office. See Chapter 9.280 (Definitions).

Auto or truck storage yards, not including dismantling. Facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes, but is not limited to, storage of parking tow-aways, impound yards, fleet yards, and storage lots for automobiles taxi/limo companies, trucks, and buses. Does not include retail sales, junk yards, auto wrecking or salvage yards.

Auto parts stores. Stores that sell new automobile parts, tires, and accessories. Does not include on-site repairs or parts installation.

Auto repair. General and heavy automobile repair operations such as major body and paint work, collision service, transmission repair, and engine repair for autos, trucks, motorcycles, motor homes, boats, and recreational vehicles. This includes the incidental sales, installation, and servicing of related equipment and parts, but does not include vehicle dismantling or salvaging and tire retreading or recapping. Vehicles may be stored overnight for service and repair.

Auto repair- specialty shops. See Chapter 9.280 (Definitions).

Automobile service stations. See Chapter 9.280 (Definitions).

Bars and cocktail lounges. See Chapter 9.280 (Definitions).

Boarding house. See Chapter 9.280 (Definitions).

Business services. An establishment primarily engaged in providing commercial related services to other businesses on a fee or contract basis, including advertising and mailing, banking, copy/printing, legal document services, and model building. For repair, see *Personal service*.

Car washes. A facility for and a process involving the washing or cleaning of automobiles or other motor vehicles. A car wash may, but need not, include drying facilities. Car wash does not include a casual or occasional use of the premises to wash or clean automobiles or other motor vehicles that is done as a convenience or accommodation to customers or other persons and that constitutes a secondary use.

Central cleaning or laundry plants. See Chapter 9.280 (Definitions).

Child daycare facilities. See Chapter 9.280 (Definitions).

Cigar lounges, hookah bars, and similar uses with onsite smoking. Any business establishment where the primary operation is dedicated to the smoking of tobacco products, electronic cigarettes, or other substances, including but not limited to establishments known variously as cigar lounges, hookah lounges, and smoking lounges. Use may include incidental sales of tobacco products.

Communication towers and equipment (co-location, mounted to existing facility). A facility that transmits and/or receives wireless communication signals that is (1) mounting or installing a wireless telecommunication facility on a pre-existing structure; and/or (2) modifying a structure for the purpose of mounting or installing a wireless telecommunication facility on that structure. It includes antennas, microwave dishes, horns and other types of equipment for the transmission or receipt of such signals, equipment, switches, wiring, cabling, power sources, and shelters or cabinets associated with an antenna.

Communication towers and equipment (freestanding, new towers). A facility mounted to a pole, monopole, tower, or other freestanding structure that transmits and/or receives wireless communication signals. It includes antennas, microwave dishes, horns and other types of equipment for the transmission or receipt of such signals, equipment, switches, wiring, cabling, power sources, shelters or cabinets associated with an antenna, telecommunication towers or similar structures supporting said equipment, equipment buildings, parking area and other accessory development.

Community assembly. A public or private facility for meetings and gatherings, including community centers, places of worship, union halls, meeting halls, country clubs, club houses, banquet centers, and other membership organizations including auto clubs and other shared interest-based groups. Included in this classification are functionally related facilities or amenities for use by members and attendees, including but not limited to kitchens, multi-purpose rooms, meeting spaces, classrooms, and accessory retail, food, and beverage sales and accessory interior storage. Does not include ministorage facilities, auto repair, auto repair specialty shop, or auto or truck storage yards,

Contractor offices, public utility, and similar equipment/storage yards. Use of premises for business operations and storage of construction materials or equipment on a site other than a construction site. This classification includes, but is not limited to, contractor's office, storage yards, and facilities used for the storage, maintenance, repair, processing, and wholesale trade of building materials and equipment. Indoor office spaces for the use of contractors are included in this use.

Convalescent hospitals. See Chapter 9.280 (Definitions).

Dance clubs and nightclubs. An age-restricted establishment where alcoholic beverages are offered for on-site consumption as its principal function that features and provides live entertainment (e.g., music and/or dancing) where food service, if any, is incidental and subordinate to the sale of alcohol. This classification excludes bars and cocktail lounges or restaurants, cafes, or coffee shops which may include alcohol sales for on-site consumption as incidental to the primary use.

Dwelling, multifamily. See Chapter 9.280 (Definitions).

Dwelling, single-family. See Chapter 9.280 (Definitions).

Dwelling, townhome. See Chapter 9.280 (Definitions).

Educational institutions. See Chapter 9.280 (Definitions).

Emergency shelters. See Chapter 9.280 (Definitions).

Food, liquor, and convenience stores. An easy-access retail store which carries a range of merchandise oriented to convenience and travelers' shopping needs. These stores may sell alcohol for off-site consumption pursuant to applicable California Department of Alcoholic Beverage Control standards. These stores may be part of an automobile service station or an independent facility.

Golf cart, neighborhood electric vehicle (NEV), and electric scooter sales. A facility for the sale and rental of electric or gas-powered golf carts, NEVs, and electric scooters.

Hospitals. See Chapter 9.280 (Definitions).

Hotels and motels. See Chapter 9.280 (Definitions).

Instructional studios. An establishment that offers specialized programs in personal growth and development such as music, fine art, performance art, martial arts, reading, language, and math. Attendance is typically limited to hourly classes rather than full-day instruction. Includes art, dance, photography, or music studios offering instruction, including retail as an accessory use. This classification also includes tutoring facilities which offer academic instruction to individuals or groups.

Kennel. See Chapter 9.280 (Definitions).

Laundromats and dry cleaners, except central cleaning plants. A facility where coin-operated equipment for self-service laundering is open to the public. May include dry cleaning drop-off/pick-up facilities and services where clothes are treated off-site. Excludes central cleaning or laundry plants.

Libraries and museums. A public or quasi-public facility including art exhibitions, historic sites and exhibits, libraries, museums, and planetariums, which are generally noncommercial in nature. May also include accessory retail uses including, but not limited to, gift/book shops, restaurants, etc. Does not include theaters.

Medical center/clinic. See Chapter 9.280 (Definitions).

Medical marijuana dispensaries. See Chapter 9.280 (Definitions).

Ministorage facility. See Chapter 9.280 (Definitions).

Mobilehome park. See Chapter 9.280 (Definitions).

Mortuaries and funeral homes. A place of business where deceased individuals are prepared for burial or cremation, and where funeral services may be conducted.

Personal service. See Chapter 9.280 (Definitions).

Pest control services. An establishment that provides inspection, prevention, and treatment services for the management and elimination of pests, including insects, rodents, and other animals. This may include both residential and commercial services, involving the use of chemical, biological, or mechanical methods to control or eradicate pests. Ancillary activities such as consultation, sales of pest control products, and administrative functions may also be included.

Pet grooming. An establishment that provides day care, bathing, and trimming services for domestic animals on a commercial basis but does not include overnight boarding.

Plant nurseries and garden supply stores. An establishment primarily engaged in retailing nursery and garden products, accessory garden supplies, and trees, shrubs, plants, seeds, bulbs, and sod.

Private parking lots/garages. Privately owned or operated surface lots and structures offering parking to the public with or without a fee. Private parking lots and garages provide parking that is not considered accessory parking to a specific use. Does not include truck storage or car rental storage.

Public flood control facilities and devices. Infrastructure and equipment owned or operated by a public agency designed to manage, control, and mitigate floodwaters.

Public service facility. Facilities providing public safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, training, and maintenance facilities. Excludes hospitals.

Recording studio. An indoor facility including radio, television, or music recording studios.

Recycling center. A drop-off/collection and sorting point for recyclable materials such as paper, metal, plastic, and glass. Does not include processing of materials.

Research and development. A facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing conducted entirely within an enclosed building. This classification includes assembly of related products from parts produced off site, where the manufacturing activity is secondary to the research and development activities, in addition to involving the production of experimental products.

Reservoirs and water tanks. Facilities designed for the storage and management of water, including natural or artificial reservoirs and elevated or ground-level water tanks. These structures may be used for purposes such as potable water supply, irrigation, fire suppression, flood control, and other public or private water storage needs.

Residential as an accessory use. See Section 9.100.160 Caretaker Residences.

Resort residential. See Section 9.60.310 (Resort residential).

Restaurants, counter take-out. See Restaurant definition in Chapter 9.280 (Definitions).

Restaurants, drive-through. See Chapter 9.280 (Definitions).

Restaurants, other than drive-through. See Restaurant definition in Chapter 9.280 (Definitions).

Retail stores. The retail sale or rental of merchandise not specifically listed under another use classification. This includes retail establishments such as clothing stores, hardware stores, and businesses retailing a variety of goods, including antiques, toys, hobby materials, jewelry, cameras, pharmacies, electronic equipment, sporting goods, department stores, appliances, art supplies, office supplies, and bicycles. Includes incidental repair of related merchandise, including appliance repair, computer repair, and office equipment repair.

Retail with outdoor sales. Retail sales where a component of the merchandise is sold or displayed outside of a permanent structure on property owned or leased by the person, firm, or corporation. These sales are secondary or incidental to the principal permitted use or structure existing on the property.

Senior group housing. See Chapter 9.280 (Definitions).

Sexually oriented businesses. See Chapter 9.280 (Definitions).

Single room occupancy (SRO) hotels. See Chapter 9.280 (Definitions).

Sports and recreation, indoor. Establishments providing sports, entertainment, and recreational activities conducted within an enclosed structure. Typical uses include but are not limited to, arcades, bowling alleys, billiard parlors, health clubs, ice- and roller-skating rinks, indoor racquetball courts, athletic clubs, escape rooms, rage rooms, and physical fitness centers. Uses do not include shooting ranges, community assembly, theaters, or instructional studios.

Sports and recreation, outdoor. Recreation or sports-related facilities that are conducted in open or partially enclosed or screened facilities. Facilities such as amusement and theme parks, amphitheaters, golf courses, and driving ranges. Also includes larger swimming or tennis club facilities, swimming or wave pools, miniature golf courses, and archery ranges.

Theaters. A facility for the indoor display of motion pictures on single or multiple screens and stage productions such as plays, ballets, and musical performances. This classification may include incidental food and beverage service to patrons as well as an auditorium within a building. Does not include sports and recreation, indoor or outdoor.

Timeshare facilities. See Chapter 9.280 (Definitions).

Tobacco shop. Establishment dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia. Does not include onsite smoking.

Transitional shelters. See Chapter 9.280 (Definitions).

Truck or equipment rentals. The use of a site for rental and related servicing (e.g., refueling or washing) of large trucks, trailers, tractors, boats, and other equipment used for construction, moving, agricultural, or landscape gardening activities (e.g., cranes, earth-moving equipment, tractors, combines). May include large vehicle operation training facilities as an ancillary use.

Utilities, minor. Services for the public good that include utility and electrical substations, pumping stations, water wells, telephone repeater stations, and other transmission and distribution facilities. May be publicly or privately operated.

Vehicle sales and leasing, new. The sale or lease, retail, or wholesale, of new vehicles, light/noncommercial trucks and vans, motorcycles, and motor homes, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include new vehicle dealers and recreational vehicle sales agencies.

Vehicle sales and leasing, used. The retail sale or lease of previously owned or used vehicles, light/noncommercial trucks and vans, motorcycles, and motor homes, not directly from the manufacturer.

Veterinary clinic and animal hospital. See Chapter 9.280 (Definitions).

Vocational schools. A postsecondary institution offering educational services that provide career training or lead to an occupation or job title; prepare students to take or pass a licensing examination or other qualifying test for employment; or that licenses persons in a particular profession, trade, or job category such as barber, beauty, or trades. This classification excludes programs that lead to a bachelor's, master's, or doctoral degree, or that provide solely a vocational or recreational program, or programs sponsored by a business or professional organization solely for the benefit of its members.

Wholesaling/distribution centers, general warehouses with no sales to consumers. An establishment engaged in selling merchandise to retailers and other contractors; industrial, commercial, institutional, farm, or professional business users; other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. This category does not include freight forwarding terminals.

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